

# City of Norman

## Norman Senior Center



## Bid Package #2 – Site and Building

Site and Building Package for 30,000 SF new senior wellness center in Norman, OK. Single story steel and CMU building with fitness, center, indoor pool, classrooms and demonstration kitchen.

**December 21<sup>st</sup>, 2021**

**CROSSLAND**  
CONSTRUCTION COMPANY, INC.

**REQUEST FOR BIDS:  
City of Norman  
Norman Senior Center**

**BID PACKAGE #02 – Site and Building**

Crossland Construction Company, hereinafter called the (CM) Construction Manager, will receive bids in care of City of Norman in the Communications Conference Room at 201 W. Gray St. Norman, Oklahoma at **2:00 pm on January 11<sup>th</sup>, 2022 for Bid Package #02.**

**Work includes:** Demolition, Concrete, Masonry, Misc. Metals & Railings, Architectural Millwork, Roofing, Joint Sealants & Waterproofing, Metal Panels, STUCCO, Doors & Hardware, Glass & Glazing, Coiling Doors, Gypsum Assemblies, Flooring & Wall Tile, Painting & Wall Covering, Polished Concrete, Gym Flooring, Specialties, Signage, Lockers, Operable Partitions, Exterior Canopies, Food Service Equipment, Stage Equipment, Window Treatments, Pool & Equipment, Fire Suppression, Plumbing, HVAC, Electrical, Low Voltage, Fire Alarm, Earthwork, Site Concrete, Asphalt, Landscape, Irrigation, Site Utilities, Storm Sewer & Drainage.

The **bid shall be enclosed in a sealed envelope** plainly marked and addressed as follows:

The **name and address of the bidder** shall appear in the upper left-hand corner of the envelope.

The **Trade Contract Package number and description** you are bidding shall be written on the cover of the envelope.

The lower left-hand corner of the envelope shall be marked: **BID FOR: BID PACKAGE #02**

The envelope shall be addressed in the lower right-hand corner to:

**Attention: Purchasing Division - Opening of Bids  
201 W. Gray, Norman, OK 73069  
Norman, Oklahoma, 73070**

**A non-mandatory pre-bid meeting will be held at 10:00 AM on December 28<sup>th</sup>, 2021 at the project site: 602 N Findlay Ave, Norman, OK 73071.**

All sealed bids will be publicly opened, recorded, and studied for recommendations to the Owner. Bids received after the official stated time or more than ninety-six hours, excluding Saturdays, Sundays and Holidays, before the official stated time set for the opening of bids, will not be accepted. No bids may be submitted, changed, or withdrawn after the time of the opening of the bids. Pursuant to Title 61 "Oklahoma Public Competitive Bidding Act".

Crossland Construction Co. & the owner reserves the right to reject any or all bids or to waive any formalities or irregularities in any bid, and to accept the bid or bids which seem most advantageous to the Owner.

Jobsite visits can be arranged through Justin Lockwood: [jlockwood@crossland.com](mailto:jlockwood@crossland.com) or 405-693-9458 (cell)

The Plans & Specifications are available at the following bid rooms: Dodge, Southwest, Bid News, iSOFT & ARC Document Solutions. They are also available via the following link:

<https://crosslandconstruction.box.com/s/95or6qom1llqu3wd0ujcta5luplrjwvm>

**Attention to the following bid requirements:**

- Complete, sign and include Attachments A, B, C, D, E, F & G found at the end of this bid package document along with your bid form with your sealed bid.
- Cashier's check, certified check or Surety Bid Bond for 5% of Base Bid required for all bids over \$50,000.
- Performance, payment, and maintenance bonds will be required by the lowest responsible bidder for any bid over \$50,000. These costs are to be included in your bid amount.

All questions shall be furnished in writing via email to:

Justin Lockwood [jlockwood@crossland.com](mailto:jlockwood@crossland.com)

# **Trade Package Summaries**

## **City of Norman – Norman Senior Center**

### **Bid Package #02**

**BID DATE: January 11<sup>th</sup> at 2:00 PM**

**Bid Location:**

**201 W. Gray, Norman, OK 73069 – Communications Conference Room**

The following Contract (Bid Group) Work Summaries describe the intended scopes of work to be included in each Bid Package quoted under the Crossland Construction Co., Inc. Construction Management Contract. Bids shall include all the requirements of the plans with specifications unless specifically indicated otherwise in this summary. This includes all layout and daily clean up involved with your work. It is the bidder's responsibility to review bidding requirements and forms to insure a complete, safe, and coordinated execution of the Work Package being quoted. Additionally, bidders shall include in their pricing applicable portions of related specification sections normally associated with the work to be performed whether specifically indicated by this Contract Work Summary or not. Should any bidder be unclear as to the scope of work required, he is instructed to contact the Construction Manager for resolution prior to bidding. In the absence of written instruction to the contrary, in matters of specification and/or scope of interpretation, bidders shall include the more costly and complete of the possible interpretations. Awarding of Trade Contracts will be based on best qualified bid. A copy of the contract agreement to be issued to the lowest qualified trade contractor is available for review upon request.

The trade contractor who is awarded this work shall be responsible for attaining and paying for his own plans & specifications and shall include those costs in the bid amount.

Substitution requests must be submitted for review and consideration at least 7 days prior to the bid date. Substitution requests submitted after this time will not be accepted or considered.

Requests for information must be submitted for review 3 days prior to the bid date. RFI's submitted after this date will not be answered.

**How to submit and what to include in your sealed bid:**

1. The Sealed Bid Envelope to be addressed and filled out as outlined on page 1.
2. Write in your bid amounts on the Bid Form
3. Include in your sealed envelope a bid bond, cashier's check, or certified check for 5% of your bid if over \$50,000.
4. Include costs for payment and performance bonds in your bid amount if your total bids exceed \$50,000.
5. Sign and complete all information and include attachments A, B, C, D, E, F & G in your sealed envelope. Make sure you identify receipt of all addenda on attachment A.
6. Items #1 - #5 above to be included in your sealed bid and hand delivered to the location identified on page 1 before 2:00 PM December 2<sup>nd</sup>.

## TRADE CONTRACT

### 2A Demolition

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) All demolition as noted in the plans and specification including but not limited to light poles, AC units, concrete drives, sidewalks, curb and gutter, trees, utilities, asphalt pavement, curb inlets and grates.
- 2) Sawcuts at surfaces to remain shall be in a straight and workman like manner.
- 3) Coordinate utilities shutdowns with CM and applicable trade contractors.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Include selective or entire demolition of the existing buildings and structures, inclusive of all contents shown to be demolished, including but not limited to; the structure as noted, foundations, masonry, all interior framing, sheetrock, ceilings, fire sprinklers and pipe, ductwork and HVAC devices, electrical, fixtures, conduit, glazing and storefront, doors, frames and hardware, toilet partitions, accessories, flooring, millwork and casework, kitchen equipment in accordance with the contract documents.
- 2) Trade Contractor is responsible for the disconnection of all Mechanical, Electrical, and Plumbing included within the demolition scope as a requirement to proceed with demolition. Contractor is to take care in avoiding disruption of service to existing facilities during normal business hours. Trade Contractor to coordinate with MEP subs to avoid disruption of respective systems
- 3) Include demolition of existing structural steel and concrete slabs if shown on the contract document. Include steel joists, girts, beams, columns, decking, bracing, etc. as indicated. Structural members shown to remain in place shall be shored and supported as needed.
- 4) Remove any existing slabs including sawcut, paving (asphalt or concrete), and foundations. Infill existing foundation voids with dirt from the site to leave the areas smooth and free of debris. Trade contractor to provide a clean, straight line for all saw cutting.
- 5) Asbestos abatement, if necessary and, if an asbestos survey is available, will be the responsibility of this Trade Contract.
- 6) Trade Contractor is to properly dispose of demolished items per contract documents and local municipality requirements. Include all fees and/or permits required for proper waste removal. Provide plan of disposal, including dump locations.
- 7) Include door openings required to be cut into existing walls. Doors and frames by others. Support openings as necessary. Trade contractor to provide clean, straight lines for all wall demo.
- 8) Trade Contractor shall provide, install, and remove all shoring and temporary supports if required for demolition. Include all associated with the delegated engineered design for the shoring and signed and sealed shop drawings.
- 9) This Trade Contract will be responsible for maintaining a weather-proof exterior for openings created by the demolition of this contract. Care is to be taken to prevent water and humidity damage to materials that are to remain.
- 10) Trade Contractor shall coordinate with Construction Manager and, other trades on all items to remain are properly protected, capped, temporarily supported, and/or removed prior to demolition.

Norman Senior Center – Bid Package #2 – Site and Building

- 11) All demolition and construction activities shall be coordinated with the Construction Manager and Owner. Contractor shall take necessary precautions to prevent damage to Owner's occupied areas adjacent to areas of construction or occupied areas where various system connections or extensions are required.
- 12) Provide protection for all existing materials or items shown to remain, to salvage, to be re-used, or relocated during demolition. Disconnect or remove all items, load, and relocate to a location on site as provided by the Construction Manager. Repair of damaged items to remain will be the responsibility of this Trade Contract.
- 13) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 14) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 15) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 16) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 17) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 18) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 19) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 20) Coordination and phasing of work as required by Crossland Construction Co. Multiple mobilizations to be included as required.
- 21) Include all ADA requirements applicable to system(s) and project.
- 22) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 23) Include travel and mobilizations for field measuring.
- 24) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 25) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 26) Trade Contractor shall include a final clean of all materials installed by this contract.
- 27) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 28) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 29) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 30) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 31) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 32) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.

Norman Senior Center – Bid Package #2 – Site and Building

- 33) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Building demo indicated to be by others
- 2) Makesafe
- 3) Removal of existing storm inlet

## **TRADE CONTRACT**

### **3A Building Concrete**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) All building concrete including slab, thickened slab, recessed slab, topping slab, foundations, step footings, perimeter footings, grade beams, concrete curb at stage, curbs, surge tank concrete, sump pit, walls and footings for pool, concrete reinforcing, dowels, expansion joints, control joints, construction joints, saw joints, tooled joints, dowels, CMU dowels, concrete stem walls, termite treatment, agg base course, agg base under stage/stage ramp and vapor barrier/retarder, slab blockouts and pour backs, ½" insulation at curbs and column wraps.
- 2) Coordinate with other trades that require sleaving through, beams, slabs, or walls. Provide required reinforcing at pipe penetrations.
- 3) Coordinate proper slope to floor drains and trench drains.
- 4) Include finishing brushed swirl concrete.
- 5) Concrete around pipes passing under foundations.
- 6) Equipment and housekeeping pads.
- 7) Provide and maintenance concrete washout basins.
- 8) All dewatering required for this scope of work.

**General Trade Inclusions:** Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.

- 1) Trade Contractor to include all concrete foundations, piers (include basis of bid for pier depths as shown in pier schedule), grade beams, footings, spot footings, spread footings, void forms, concrete stem walls, vapor barrier, granular fill, slabs on grade, elevated concrete slabs, normal weight concrete roof decks, concrete steps, cast in place seats, steel stair pan infill, concrete ramps, concrete housekeeping pads (within building), concrete curing, concrete beams, perimeter insulation, and, saw cutting.
- 2) Contractor may be required to provide a pier log and compensation will be determined based off final pier depths in conjunction with pier unit numbers.
- 3) This Trade Contract includes the pouring back of the demolished slab areas of renovation space.
- 4) Engineering of forms as required will be the responsibility of this Trade Contract.
- 5) This Trade Contractor shall use its own employees to perform this work and shall not subcontract out more than 50% of this work. References will be requested for verification that this contractor is capable and has the adequate manpower to perform this work. A representative of the Trade Contractor must be present on site if any portion of this work is subcontracted to a third-tier sub.
- 6) Soil treatment for termite control to be included in this Trade Contract.
- 7) Install all embeds provided by others into concrete walls as shown. Include coordination with other trades for embed layout.
- 8) Trade Contractor is to properly dispose of spoils and other waste per contract documents & local municipality requirements. Include all fees and/or permits required for proper waste removal. Provide plan of disposal, including dump locations. Removal of spoils created by this trade contract from the site to be done immediately, no onsite storage of spoils unless approved by the Construction Manager.
- 9) Install provided pipe bollards per detail at locations shown, if any, within the building.

Norman Senior Center – Bid Package #2 – Site and Building

- 10) Install any hollow metal frames that are to be within concrete walls. Frames provided by others.
- 11) Include all slab-on-grade granular fill, granular sub-base, geofoam, specified vapor barriers or approved alternate, steel reinforcing, rebar, wire mesh, thickened footings and slabs, keyed construction joints, chairs, supports, slab dowels, expansion materials, keyways, saw-cutting, or, any other accessories as required for this scope to provide a complete system.
- 12) Provide all batter boards and layout for this work. This Trade Contract shall have building corners established by a surveying company; Construction Manager to approve layout.
- 13) Work shall include all layout, excavation and grading work required for the slab-on-grade thickened edges and slabs.
- 14) Receive, stage, layout, survey, set, and protect all anchor bolts and nuts. Protect and clean threads to receive nuts. Coordinate the layout of all anchor bolts with the structural steel Trade Contractor prior to setting all anchor bolts (anchor bolts to be provided by the structural steel Trade Contractor). Missed or incorrect placement of anchor bolts will be replaced or fixed at no additional cost.
- 15) Furnish, receive, offload, stage, inventory, protect, layout, place, tie (this Trade Contractor furnishes tie wire), modify as required by field conditions, and, install all concrete reinforcement, wire mesh, chairs, slab bolsters. Any and all concrete reinforcement and accessories are to be included under this Trade Contractor. Remove rust from reinforcing steel prior to installation as required by the contract documents.
- 16) Trade Contractor shall clean up and dispose of all excess concrete and waste as directed by Construction Manager to onsite designated concrete disposal area. At the end of the concrete work the excess concrete spoils shall be removed from the site by this Trade Contractor.
- 17) Clean-up of all concrete "splatters" on masonry, structural steel, and other finished products to be the responsibility of this Trade Contractor.
- 18) Grouting of all column base plates as well as furnishing and installing all isolation joint felt shall be performed by this Trade Contractor.
- 19) Form and strip all concrete openings required by other Trade Contractors. This is to be coordinated by the Construction Manager.
- 20) Provide temporary fencing at all open excavations not to be immediately poured.
- 21) Protect all openings in floor decks with plywood spray painted with "hole" secured to slab.
- 22) Work shall include backfill of all footings, grade beams, pads, foundations, and miscellaneous concrete structures as required, to provide finished sub-grade elevations ready for slabs-on-grades or finish grading.
- 23) Trade Contractor shall include a "zip strip" on the top of all expansion joints. Trade Contractor shall remove all "zip strips" and clean joints as directed by Construction Manager.
- 24) Pointing, rubbing, and finishing as required to provide a complete and finished product to be included in this Trade Contract.
- 25) Trade Contractor shall follow all cold/hot weather placement and protection procedures required by the Work provided under this Trade Contract, the project schedule, or as directed by Construction Manager. Ice, hot water, admixtures required for any hot/cold weather concrete pours shall be included in this Trade Contract.
- 26) Any and all curing compound, water-stop, and, keyways as required by the Contract Documents to be included with this Trade Contract. All curing compounds to be approved by the Construction Manager prior to use and coordinated with all floor coverings to ensure compatibility. Review floor spec with manufacture of compound prior to bidding.
- 27) Trade Contractor is responsible for all overtime required to comply with, meet and maintain the project schedule.
- 28) Provide and install all perimeter rigid foundation insulation per Architectural and/or Structural details.
- 29) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 30) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.



**Norman Senior Center – Bid Package #2 – Site and Building**

- 31) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 32) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 33) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 34) Coordination and phasing of work as required by Crossland Construction Co.
- 35) Include all ADA requirements applicable to system(s) and project.
- 36) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 37) Include travel and mobilizations for field measuring.
- 38) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 39) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 40) Trade Contractor shall include a final clean of all materials installed by this contract.
- 41) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 42) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 43) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 44) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 45) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 46) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 47) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Site Concrete
- 2) Sales Tax

## **TRADE CONTRACT**

### **4A Masonry**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) Manufactured stone wainscot with sloped top. Include rigid insulation behind manufactured stone masonry. Include drainage material as required.
- 2) Provide and install all CMU, reinforcing for cmu, bond beams, bond beam control joints including gasketing, control joints for cmu, temp bracing, reinforcement at cmu openings, cmu lintels and bull nose CMU.
- 3) Set and grout hollow metal frames in CMU walls.
- 4) Include masonry dumpster enclosure screen walls and monument sign.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide and install all masonry units as listed on the project including, but not limited to, CMU, Brick Veneer, Cast Stone, split-faced, burnished block, glass block, ribbed block, special shaped blocks, utility brick, textured block, and ground faced block.
- 2) Furnish and install all masonry reinforcements, rebar, joint reinforcements, bracing and anchorages. Bracing design to be in accordance with manufacturers best practices.
- 3) Trade Contractor shall provide shop drawings, if required, showing details of work not adequately detailed on the construction drawings.
- 4) Trade Contractor is responsible for all mortar, grout, colored mortar, and grout fill. Trade Contractor to comply with all requirements of the specifications.
- 5) Trade Contractor to supply and install any and all associated flashings relative to this scope or integral to the work of this trade contract as specified in the Sheet Metal Flashings and Trim spec section.
- 6) Trade Contractor shall include installation of lintels and loose lintels provided by others.
- 7) Trade Contractor shall include the setting and proper bracing of hollow metal door frames, windows, or opening/cased frames within Masonry. Construction Manager must approve any dimpling of frames.
- 8) All ties, anchorages, weeps and vents, control joints, drainage fabric, integral water repellents, bracing, fasteners, and other masonry accessories.
- 9) All rigid insulation associated with the masonry scope of work.
- 10) Include application of brick sealers, as it relates to this scope of work.
- 11) Install all miscellaneous metals associated with the masonry application. Layout, install, grout, and place all bearing plates, lintels, brick relief angles, and other embeds into work.
- 12) This scope is inclusive of all masonry on the project. Should there be masonry applications at locations other than the main building or main scope of work, it will be this Trade Contract's responsibility (I.e., monument signs, dumpster enclosures etc.)
- 13) Provide and install any concrete splash blocks associated with the project.
- 14) Trade Contractor to furnish and install all expansion joints and expansion joint cover assemblies in masonry work as necessary.
- 15) Washing procedures, methods, and timing must be approved by the Construction Manager prior to commencing work. Approval may also be necessary by from the architect. Testing of grout and mortar is

Norman Senior Center – Bid Package #2 – Site and Building

paid for by this Trade Contractor, if necessary, or required. Soap masonry units around all structure and as required by Construction Manager. and/or Contract Documents.

- 16) Daily cleanup, removal of all trash, debris, and excess materials to dumpster (dumpster by Construction Manager). Mason must remove all bulk waste, e.g., block, brick, sand, etc. from the site. Trade Contractor is responsible to supply, install, and maintain all barricades necessary for openings associated with this scope of work.
- 17) Trade Contractor shall provide any hot and cold weather protection required by the Work provided under this Trade Contract, the project schedule, or as directed by Construction Manager. Also include covering up of open walls for protection of rain and washout, or heating of mortar, if cold weather requirements deem necessary. Weather Protection of stored materials and finished work to be included in this trade contract as well as protection of all windows, frames, and all surroundings.
- 18) All layout, staking, grades and elevations as required by the work provided by this Trade Contract, including embeds (all anchors).
- 19) Provide all rubbing, tuck-pointing, and cleanup. All masonry shall be rubbed, pointed, and cleaned immediately after construction of the wall is completed or as directed by Construction Manager.
- 20) Pre-Installation meeting is required, with mandatory attendance by subcontractor's field, and office personnel.
- 21) Detailed coordination with window installations is a requirement of this Trade Contract.
- 22) Construct and dry pack and grout all joist pockets.
- 23) Cleanup of all waste and excess materials from inside chases. Protect mechanical and electrical piping, boxes, carriers, and fixtures.
- 24) Coordination of hose bibs, exterior receptacles, FDC's, Knox boxes, Fire Alarm, Security Cameras, and any other items by other trades to be installed in the masonry work to be coordinated by this Trade.
- 25) Clean and prep footings (as required) prior to start of masonry work.
- 26) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 27) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work
- 28) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 29) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 30) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 31) Coordination and phasing of work as required by Crossland Construction Co.
- 32) Include all ADA requirements applicable to system(s) and project.
- 33) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddled.
- 34) Include travel and mobilizations for field measuring.
- 35) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 36) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 37) Trade Contractor shall include a final clean of all materials installed by this contract.
- 38) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 39) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.

Norman Senior Center – Bid Package #2 – Site and Building

- 40) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 41) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 42) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 43) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 44) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

**Sales Tax**

## **TRADE CONTRACT**

### **5B Miscellaneous Metals**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) Supply and install dumpster gates, roof ladders, safety posts and roof guard rails.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall furnish and install all specialty metal fabrications and railings (stainless steel/bronze/aluminum/brass) and custom metal fabrications, including but not limited to, brackets, accessories, aluminum ladders, embeds or sleeves required for installation for a complete system.
- 2) Include all finishes as identified, and as required for a complete system.
- 3) Work shall be true and level. Trade Contractor is to comply with all quality assurance requirements, including but not limited to structural performance, thermal movements, corrosion control and delegated design requirements. Non-conforming work shall be repaired at no cost to the Construction Manager or the Owner.
- 4) Provide and install all railing infill panels including, but not limited to, woven aluminum wire mesh panels, resin panels, glass panels, aluminum panels, 3m panels, sheet metal panels, perforated metal or others as identified.
- 5) Include all ADA requirements applicable to the system and project.
- 6) Verify actual locations of walls and other construction contiguous with metal fabrications by field measurements before fabrication and indicate measurements on shop drawings.
- 7) Include any additional supports required by the system but not shown on the drawings.
- 8) Include all structural balusters as shown on the drawings.
- 9) Include all installation including mounting/attachment of all posts. Include coring or pre-set sleeves.
- 10) Include all brackets, flanges, anchors, tubing, pipe, castings, glazing materials, glazing gaskets, fasteners, and miscellaneous materials necessary for a complete railing system.
- 11) Furnish and install materials to be embedded in concrete. Coordinate the installation in formwork with the concrete contractor. Be present to observe concrete pours and protect the material as specified prior to concrete pour. Cover material as necessary to prevent concrete splatters or discoloration due to concrete pour and remove protection materials after completed of pour. Should embeds be required to be embedded in concrete, provide embeds in the same metal alloy as the railing system to prevent dissimilar metals. Provide labor to layout and fully install embeds.
- 12) If required, include the costs of all concrete coring for a complete installation. Include the cleanup of any slurry created by drilling operations and protection of adjacent materials from slurry and drilling operations.
- 13) Coordinate backing requirements with Construction Manager.
- 14) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 15) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 16) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 17) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 18) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 19) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 20) Coordination and phasing of work as required by Crossland Construction Co.
- 21) Include all ADA requirements applicable to system(s) and project.
- 22) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 23) Include travel and mobilizations for field measuring.
- 24) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 25) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 26) Trade Contractor shall include a final clean of all materials installed by this contract.
- 27) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 28) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 29) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 30) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 31) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 32) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 33) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax

## **TRADE CONTRACT**

### **6A Architectural Millwork and Casework**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) All millwork, plam cabinets, veneer wood cabinets, hardwood cabinets, hardwood edging, walnut wood shelving, PLAM club lockers, countertops, backsplashes, millwork filler pieces, hardware, valances, wardrobes, end panels, cubbies and benches.
- 2) All entry millwork, coffee bar table, brochure display casework, gameroom casework, dual swinging half door, fry reglet, and tempered glass front display case.
- 3) All wood trim, chair rail molding, wood handrail, double ballet bars, base molding, crown molding, MDF jambs, MDF at ceiling coves and vertical wood trim.
- 4) All millwork tops, quartz tops, quartz counter tops, quartz window sills, waterfall edges, backsplashes, millwork tops, quartz top on shower benches, quartz counter in shower and solid surfaces. Seal all counter tops to walls or adjacent surfaces.
- 5) Include phenolic bench back in locker rooms.
- 6) Stainless steel tube support at vanities.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor is to furnish and install all standing trim, running trim, flush wood paneling and wainscots, panel molds, base molds, wood caps, wood cabinets, casings, chair rail, plastic laminate countertops, solid surfacing, staining, and finishing of all woodwork. Include all chair rails, wood base, solid surfacing, hardware, locks, grommets, furring, shimming, anchors, shop finishing and caulking of all woodwork.
- 2) Provide all labor, material and equipment required to install all interior architectural woodwork, plastic paneling, Marlite paneling, 3-Form panels, solid surfacing, plastic laminate, quartz, Corian, epoxy resin countertops, backsplashes, manufactured casework, wainscot, and wood veneer paneling for a complete and finished interior architectural woodwork system.
- 3) Trade Contractor to include wood railings along with all wood caps, plywood backing, trims and closures at stairs and railings.
- 4) Include all wood trim or framing components.
- 5) Include all staining and transparent finishing of all woodwork including all wood fillers, primers, sealers, acrylic finishes, and all prep work.
- 6) Trade Contract to include all fixed booth seating, booth dividers and wood trellis work.
- 7) Include all wood fascia, beadboard, soffits, polyurethane brackets, wood paneling, wood trim, wood doors and window shelves and supports.
- 8) Include all manufactured wood casework, wood faced casework, plastic laminate faced casework, thermoset decorative panels, edge banding, solid surfacing, staining, and finishing, caulking of all work to adjacent surfaces and materials, hardware, accessories, countertops, wall shelving and supports.

Norman Senior Center – Bid Package #2 – Site and Building

- 9) Include all modesty panels, solid surfaced countertops and, windowsills as identified in the contract documents.
- 10) Include all countertops and surfaces including all backsplashes, end splashes and, any inserts or clips required for undermount sinks and bowls. Include all metal countertop support brackets.
- 11) Include all transaction tops including all standoffs, supports and anchors.
- 12) Provide and make ready cabinets for electrical, telephone, mechanical, or plumbing equipment, as may be noted on the contract documents. Drill holes and provide grommets as required for electrical and plumbing.
- 13) Provide all cutouts for sinks, data and electrical connections as laid out in the field by other trades and as directed by Construction Manager.
- 14) This trade Contract responsible for all field verification of dimensions and conditions. Where sequence of measuring substrates before fabrication would delay the project, proceed with fabrication (without field measurements), and provide ample borders and edges to allow for subsequent scribing and trimming of casework and millwork for accurate fit.
- 15) Contractor shall provide all millwork, wood, hardware, and finish samples in a timely manner and as indicated by contract documents so as not to delay the selection process.
- 16) Contractor shall provide protection of all stored work and finished work. Contractor shall cover completed work with 4-mil polyethylene film protective enclosure, applied in a manner which will allow easy removal and without damage to woodwork or adjoining work. Remove cover immediately before time of final acceptance.
- 17) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 18) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 19) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 20) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 21) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 22) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 23) Coordination and phasing of work as required by Crossland Construction Co.
- 24) Include all ADA requirements applicable to system(s) and project.
- 25) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 26) Include travel and mobilizations for field measuring.
- 27) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 28) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 29) Trade Contractor shall include a final clean of all materials installed by this contract.
- 30) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.



Norman Senior Center – Bid Package #2 – Site and Building

- 31) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 32) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 33) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 34) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 35) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 36) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax
- 2) MDF attached directly to framing
- 3) Non-quartz topped locker room and shower benches
- 4) Phenolic Lockers

## TRADE CONTRACT

### 7A Roofing

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) PVC Roofing system complete. Include membrane, adhesives, cover board, insulation, thermal barriers, vapor retarder, sloped insulation, expansion joints, penetration boots, hot vent penetration assemblies, crickets and roof hatch.
- 2) Provide all blocking required for parapet cap. Provide any blocking required for roofing systems but not indicated in plan details.
- 3) Foamed in place high density phone in deck flutes where required.
- 4) Provide skylights complete. Include flashing, drip edge, continuous seal and polystyrene board insulation at skylights. If schedule requires provide temporary measures to dry in skylight openings until installed.
- 5) Provide metal gutters, metal parapet cap, expansion joints, splash blocks, scuppers, closure trim, metal flashing, and prefinished cap fascia.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish and install all pre-finished metal cap flashings, parapet caps, ridge caps, copings, base flashings, counter-flashings, cleats, trims, ridge flashings, sheet metal flashings, metal closure pieces, flashings and counter flashings for rooftop mounted equipment, utility curbs, counter flashing, fasteners, expansion joints, and sheet metal.
- 2) Provide all work required for a complete, operational, and weather-tight roofing system per the contract documents. Include any light-weight concrete, insulation, cover board, metal flashings, counter flashings, scuppers, gutters, internal gutters, leaf screens, down spouts, drain boots, walk pads, metal reglets, gaps and coping, roof hatches and roof accessories.
- 3) Furnish and install all roof control joints, scuppers, expansion joints, expansion joint covers with zee closures & flashing membranes and flexible foam rods, gasketed fasteners, drape weep flashings and compressible insulation.
- 4) Include any drain boots and splash pans at downspout locations as required.
- 5) Include all clips, fasteners, sealants, paper slip sheet, underlayment, bedding compounds, reglet flashings, zee closures, field formed flashings, sub flashings, sheet metal pans, cleats, anchoring devices, metal cover plates, and miscellaneous required for complete, operational, and finished systems.
- 6) Furnish and install all stainless fasteners, neoprene washers, pop rivets, sealant, expansion joint cover, angle trim, and miscellaneous required for parapet caps.
- 7) Furnish and install all roof hatches, retractable safety ladder up accessory and handrail systems.
- 8) Provide all tapered insulation required to provide positive drainage to the roof drains or gutters.
- 9) Trade Contractor shall thoroughly clean the roof of all debris, screws, nails, shavings, scraps, mud and miscellaneous materials. Include any paint touch up of scratched roofing.

Norman Senior Center – Bid Package #2 – Site and Building

- 10) Trade Contractor shall provide all flashing required at roof drains, curbs, and vertical surfaces. Roofer will be responsible to replace any covers, gratings, screws, or bolts that have to be removed to accomplish this Work. coordinate installation of work at roof drains with Plumbing Trade Contractor.
- 11) Trade Contractor shall provide continuous bead of sealant at each flashing and terminations of membrane as required for a watertight installation. Any flashing in roof system will be sealed by this trade contractor.
- 12) Provide protection of all surroundings including other finishes, concrete, landscaping, and buildings during installation of this work. Any and all costs associated with surroundings damaged during the work of this Contract will be the responsibility of this Contract.
- 13) Trade Contractor is responsible for all miscellaneous equipment required to receive, unload and install your work. Trade Contractor shall include all materials FOB jobsite.
- 14) Provide and remove temporary handrails, guardrails, and any safety measures required to meet OSHA guidelines or as directed by Construction Manager or the Owner around perimeter of roofs.
- 15) This Trade Contractor is responsible for all field verification of dimensions and conditions.
- 16) Daily cleanup, removal of all trash, debris, and excess materials of this trades material to be removed by this trade contract.
- 17) This Trade Contractor to coordinate all roof curb heights provided by other trade contracts.
- 18) Provide and install all cap flashing on top of any masonry or precast walls/perimeter.
- 19) This trade contractor to include OSHA approved hard warning line (cable or 2x4) around the perimeter of the building from the completion of the steel erection to the completion of the job. This trade contractor will need to include mobilization to the jobsite to set this up before their work starts.
- 20) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 21) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 22) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 23) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 24) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 25) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 26) Coordination and phasing of work as required by Crossland Construction Co.
- 27) Include all ADA requirements applicable to system(s) and project.
- 28) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 29) Include travel and mobilizations for field measuring.
- 30) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 31) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 32) Trade Contractor shall include a final clean of all materials installed by this contract.

Norman Senior Center – Bid Package #2 – Site and Building

- 33) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 34) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 35) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 36) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 37) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 38) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 39) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax
- 2) Exclude roofing system at porte cochere.
- 3) Metal Panel Soffit
- 4) Metal Wall Panels

## **TRADE CONTRACT**

### **7B Joint Sealants & Waterproofing**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) All exterior waterproofing and fluid applied air barrier.
- 2) Provide all joint sealants required at sidewalks, concrete paving and masonry.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall include all labor, material, and equipment to install all caulking for all building and site joints, inclusive of masonry-to-masonry joints, masonry to STUCCO joints, STUCCO to metal joints, concrete floor joints, masonry to concrete joints, masonry control joints, concrete paving to building, sidewalks to building, concrete expansion joints, concrete to concrete joints, and miscellaneous caulking/sealants as required to provide complete, finished, and watertight work.
- 2) Trade Contractor shall provide and install all backer rod, primers, and bond breakers.
- 3) Trade Contractor shall provide all caulking and sealant of exterior hollow metal frames, including exterior and interior of frames, inclusive of hollow metal frames in masonry walls.
- 4) Trade Contractor shall provide and install all bituminous damp-proofing behind all masonry and STUCCO systems.
- 5) Trade Contractor shall provide and install sheet membrane waterproofing at all required locations.
- 6) Trade Contractor shall clean any, and all joints by power washing, vacuuming, blowing, or whatever means required to make the joint ready to receive the work under this trade contract.
- 7) Trade Contractor is responsible for blocking or roping off work area(s) as necessary during cleaning, installation and curing of joints.
- 8) Disregard any plan notes stating what trades are responsible for certain scopes of work. Scopes of work are specified solely by the bid package(s).
- 9) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 10) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 11) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 12) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 13) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract

**Norman Senior Center – Bid Package #2 – Site and Building**

through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

- 14) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 15) Coordination and phasing of work as required by Crossland Construction Co.
- 16) Include all ADA requirements applicable to system(s) and project.
- 17) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 18) Include travel and mobilizations for field measuring.
- 19) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 20) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 21) Trade Contractor shall include a final clean of all materials installed by this contract.
- 22) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 23) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 24) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 25) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 26) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 27) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 28) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax

## **TRADE CONTRACT**

### **7C Metal Panels**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Include all exterior metal soffit panels and exterior metal wall panels.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall provide all labor, material and equipment to install all insulated and non-insulated metal wall panels, metal soffit panels, and all associated flashings, battens, clips, fasteners, sealers and accessories for a complete and finished system.
- 2) Trade contractor shall include all sheet metal flashings and trims including all gutters, downspouts, parapet caps, copings, roof edge drainage systems, fascia's and, all trims/flashings to create a complete/watertight and finished appearance.
- 3) Trade Contractor to furnish and install wood blocking behind vertical and horizontal metal fascia's and panels as necessary to complete this scope of work per the manufacture details; (all other wood blocking and wood at metal copings by Drywall Trade Contractor).
- 4) Trade Contractor shall thoroughly clean the roof of all debris, screws, nails, shavings, scraps and miscellaneous materials. Include any paint touch up or replacement of scratched roofing or panels.
- 5) Include all receiver pieces and metal trim pieces between metal panels and roofing, masonry, STUCCO or other dissimilar materials.
- 6) Include all expansion joints associated with this scope of work.
- 7) This trade contract to include all metal panel screen walls around mechanical units on the roof.
- 8) Include sheet metal cap, flexible flashing and fire rated plywood over top of metal panel walls.
- 9) All caulking around metal panels to insure a water-tight product.
- 10) Include costs and labor for protection of Modified bitumen roofing during performance of this work.
- 11) Trade Contractor shall replace or correct any panels with an "oil canning" effect that is outside industry standards or limits defined in the specifications or manufacturer standards.
- 12) Provide and remove temporary handrails, guardrails, and any safety measures required to meet OSHA guidelines or as directed by Construction Manager or the Owner around the perimeter of the roofs.
- 13) This Trade Contract responsible for all field verification of dimensions and conditions.
- 14) All miscellaneous equipment required to receive, unload and install your work to be included.
- 15) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 16) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 17) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 18) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the

## Norman Senior Center – Bid Package #2 – Site and Building

Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

- 19) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 20) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 21) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 22) Coordination and phasing of work as required by Crossland Construction Co.
- 23) Include all ADA requirements applicable to system(s) and project.
- 24) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 25) Include travel and mobilizations for field measuring.
- 26) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 27) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 28) Trade Contractor shall include a final clean of all materials installed by this contract.
- 29) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 30) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 31) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 32) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 33) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 34) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 35) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

### **Exclusions:**

- 1) Sales Tax
- 2) Parapet cap, gutters and downspouts



## **TRADE CONTRACT**

### **7D Stucco**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide stucco system complete. Include all rigid insulation behind stucco, flashing at transition to adhered manufactured stone veneer, expansion joints, flashing / drip edge at soffits, and sealant between stucco and adjacent finishes.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all labor, material, and equipment to install a complete STUCCO system per plans & specifications.
- 2) Include all profiling and build out necessary to meet the details provided.
- 3) Trade Contractor responsible to furnish and install all fascia details as noted in the plans.
- 4) Include textures, finishes & colors as detailed in the plans/specs.
- 5) Include any caulking and expansion joints required in the STUCCO system.
- 6) Include all trims & moldings, soffits, soffit vents, cornices, capitals, banding, flashing & caulking for complete system.
- 7) Provide and remove temporary handrails, guardrails, and any safety measures required to meet OSHA guidelines or as directed by CM or the Owner around perimeter of roofs.
- 8) This trade Contract responsible for all field verification of dimensions and conditions.
- 9) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 15) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 16) Coordination and phasing of work as required by Crossland Construction Co.
- 17) Include all ADA requirements applicable to system(s) and project.
- 18) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 19) Include travel and mobilizations for field measuring.
- 20) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 21) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 22) Trade Contractor shall include a final clean of all materials installed by this contract.
- 23) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 24) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 25) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 26) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 27) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 28) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 29) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax
- 2) Stucco at porte cochere

## **TRADE CONTRACT**

### **8A Door Assemblies - Supply**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Furnish all doors, frames, & hardware associated with the project.
- 2) Furnish all doors including wood doors, hollow metal doors, fire rated doors and galvanized metal doors.
- 3) Furnish all frames including hollow metal, galvanized metal, fire rated, hollow metal window frames, & hollow metal cased openings.
- 4) Provide construction cores for all exterior doors in addition to final cores.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish all doors including, but not limited to wood doors, hollow metal doors, steel doors, storm doors, & composite doors.
- 2) Furnish all frames including, but not limited to hollow metal, steel, storm, rated, hollow metal window frames, & hollow metal cased openings.
- 3) Furnish all hardware as listed in the hardware schedule. Include all hinges, pivots, lock and latch sets, push/pulls, exit devices, closers, overhead holders/stops, wall and floor stops/holders, flush bolts, gasketing, thresholds, protection plates, cylinders and keys, power supplies, electrified hardware, anchors, astragals, glazing stops, door silencers, and weather sealants.
- 4) Furnish all doors with construction cores to allow the building to be lockable during construction. Include final keying for all locks and cylinders to existing or new system.
- 5) Include pre-finishing of doors as specified.
- 6) This Trade Contractor to provide all electric devices and power supplies. Installation & wiring by others.
- 7) Provide all hardware for aluminum doors to be installed by the storefront & glazing Trade Contractor.
- 8) All materials to be shipped FOB jobsite. Materials to be unloaded and placed in a location as directed by the CM with dunnage included.
- 9) Creation of the submittal package shall include coordination between the architectural plan pages and the applicable schedules. Discrepancies between the two shall be provided to the CM in RFI format. Failure to do so will result in replacement of the material in question at no expense to the owner or CM.
- 10) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 11) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 12) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 13) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the

#### Norman Senior Center – Bid Package #2 – Site and Building

Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

- 14) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 15) Coordination and phasing of work as required by Crossland Construction Co.
- 16) Include all ADA requirements applicable to system(s) and project.
- 17) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 18) Include travel and mobilizations for field measuring.
- 19) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 20) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 21) Trade Contractor shall include a final clean of all materials installed by this contract.
- 22) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 23) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 24) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 25) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 26) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 27) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 28) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

#### **Exclusions:**

1. Sales Tax
2. Installation
3. Aluminum Doors and Frames

## **TRADE CONTRACT**

### **8B Door Assemblies - Install**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) Provide all labor and misc. materials to install all doors & hardware as specified in the contract documents.
- 2) Provide all labor to install all electrified hardware. Interconnections and final terminations by others. Leave whips/leads in an accessible location as directed by the CM.
- 3) Install all exterior doors to be installed with construction cores to allow the building to be lockable during construction. Install final cores prior to project substantial completion.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Include all wood doors, hollow metal doors, specialty doors, lead lined doors, finish hardware, hinges, pivots, lock & latch sets, push/pulls, exit devices, closers, overhead holders/stops, wall and floor stops/holders, flush bolts, gasketing, thresholds, protection plates, cylinders & keys, and weather seals to provide a fully functioning door system as specified in the contract documents and door and hardware schedule.
- 2) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 3) A representative from the successful bidder shall be present, record inventory, and sign off acceptance for all deliveries. Materials missing or damaged after delivery sign off and replacement thereof shall be the responsibility of this Trade Contract.
- 4) This Trade Contract is intended to be all inclusive of labor, misc. materials and equipment required for the scope of work.
- 5) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 6) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 7) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 8) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 9) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 10) Coordination and phasing of work as required by Crossland Construction Co.
- 11) Include all ADA requirements applicable to system(s) and project.
- 12) Receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. Provide all labor to move material from staging area to final installation location.
- 13) Inventory and sort material for installation. Notify Construction Manager of any missing items within 48 hours of delivery.
- 14) The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 15) Include travel and mobilizations for field measuring.
- 16) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 17) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 18) Trade Contractor shall include a final clean of all materials installed by this contract.
- 19) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 20) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 21) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 22) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 23) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 24) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 25) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

1. Sales Tax
2. Installation of Door Frames
3. Installation of Aluminum frames, doors, or hardware.

## **TRADE CONTRACT**

### **8C Aluminum Storefront**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) Aluminum curtain wall systems, exterior aluminum storefront and interior aluminum storefront.
- 2) Aluminum doors, frames, automatic doors, ADA actuators, pedestals, controls and wiring.
- 3) Installation of aluminum door hardware.
- 4) Aluminum brake meta, aluminum infill and integrated metal base at curtain walls.
- 5) Metal flashing, sill flashings, flashing pans, sealants between glazing systems and adjacent assemblies and expanding foam infill at perimeter shim cavities.
- 6) Vinyl film on glass, unframed mirrors and colored glazing.
- 7) Install all exterior doors to be installed with construction cores to allow the building to be lockable during construction. Install final cores prior to project substantial completion.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all labor, material, and equipment to install all aluminum storefronts, windows, doors, glass & glazing, weather striping, caulking and flashings required for a complete, operational, and weather tight system.
- 2) Include all aluminum doors, hardware, silencers, glass, glass stops for aluminum doors, compression insulation, glass in wood doors and hollow metal frames.
- 3) Install all hardware for aluminum doors. Hardware to be supplied by door trade contractor
- 4) Provide construction core for use during construction. Final cores will be provided by the door hardware trade contract.
- 5) Include all colored glass.
- 6) Provide and install all automatic handicap door operators include low voltage wiring in this trade contract
- 7) Included all bathroom mirrors except the framed mirrors.
- 8) Provide and Install Aluminum Pre-finished sunshades to match storefront material.
- 9) Furnish and install all glass in wood doors, hollow metal doors, hollow metal frames.
- 10) Include all caulking for aluminum frames both inside and out.
- 11) Include all one-way mirrors.
- 12) All equipment, freighting, & permits required to deliver material to jobsite.
- 13) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 14) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 15) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 16) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the

## Norman Senior Center – Bid Package #2 – Site and Building

Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.

- 17) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 18) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 19) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 20) Coordination and phasing of work as required by Crossland Construction Co.
- 21) Include all ADA requirements applicable to system(s) and project.
- 22) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 23) Include travel and mobilizations for field measuring.
- 24) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 25) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 26) Trade Contractor shall include a final clean of all materials installed by this contract.
- 27) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 28) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 29) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 30) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 31) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 32) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 33) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

### **Exclusions:**

- 1) Sales Tax
- 2) Supply of door hardware



## **TRADE CONTRACT**

### **8D Overhead Doors**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) Overhead counter coiling door.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor to include all door curtains, slats, insulation, gasket seals, end-locks, wind-locks, bottom bars, astragals, jamb guides, hoods, locking devices, weather seals, counterbalance mechanisms, brackets, electric door operators (wiring by Electrical Trade Contractor), motors, limit switches, control stations, disconnects and accessories for a complete and fully functional door/grille.
- 2) Trade Contractor to include all open curtain overhead coiling grilles, operators, hoods, and accessories.
- 3) Provide all labor, material, and equipment to furnish and install all overhead coiling doors, sectional doors, high speed doors, overhead doors, and grilles.
- 4) Trade Contractor to furnish and install all insulated service doors, counter doors, hoods, locking devices, door operators and accessories.
- 5) Include, furnish, and install of all metal or wood blocking required to mount guides, motors, or hood enclosures.
- 6) Trade Contractor responsible for door and grille finishes per specifications.
- 7) Trade Contractor to include all hardware and components.
- 8) Trade Contractor to include attaining all field dimensions prior to order and installation of all doors.
- 9) Trade Contractor to protect all adjacent finishes during installations.
- 10) Include testing of all work for proper operation after installation and during owner final walk thru to be included.
- 11) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 12) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 13) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 14) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 15) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 16) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract

**Norman Senior Center – Bid Package #2 – Site and Building**

through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

- 17) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 18) Coordination and phasing of work as required by Crossland Construction Co.
- 19) Include all ADA requirements applicable to system(s) and project.
- 20) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 21) Include travel and mobilizations for field measuring.
- 22) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 23) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 24) Trade Contractor shall include a final clean of all materials installed by this contract.
- 25) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 26) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 27) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 28) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 29) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 30) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 31) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax

## TRADE CONTRACT

### 9A Gypsum Assembly & Ceiling Systems

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Gypsum board assemblies, gypsum furdawns, fire rated wall assemblies, tape & bed, sound batts, batt insulation, closed cell foam insulation, mineral wool at fireplace, acoustic sealant, MDF attached directly to wall framing, control joints, chase walls, shaft walls, furring hat channel and vault walls.
- 2) Cold form metal framing, blocking, headers, lintels, jambs, strapping, bridging, anchorage, tied jam studs, deflection track, deflection clips, framing clips, wood blocking, plywood blocking and steel runner channels.
- 3) Install hollow metal frames in framed walls.
- 4) Exterior framing assemblies, exterior sheathing, metal furring channels and plywood sheathing.
- 5) Provide rigid insulation at metal panel walls and spray foam insulation at exterior CMU.
- 6) Interior ceiling systems, acoustic ceiling systems, gyp. Board ceilings, vinyl ceilings, APC ceilings, linear wood planks. Include finishing exposed edges of ceiling systems.
- 7) Interior expansion joint covers, wall protection and FRP.
- 8) Supply and install lapendary panels.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor to provide all labor, material and equipment to install all interior stud wall framing, exterior stud wall framing, structural studs, metal channel, ceiling framing, hat channel framing, batt insulation, gypsum board, high impact, moisture resistant, cement board gypsum board, exterior sheathing, air barriers, tape & bed, acoustical sealants, fasteners, suspension systems, gypsum board ceilings and acoustical ceilings as required for a complete and finished system.
- 2) Trade Contractor to include all layout for metal stud framing, and, bracing of metal stud walls as required.
- 3) Coordinate with other trades all openings from ductwork, piping and cable trays. If not coordinated this Trade Contractor is responsible to modify framing accordingly. Cut gypsum board tightly around all penetrations unless trade contractors cut opening after walls have gypsum board installed.
- 4) Trade contractor to provide and install all fabric wrapped acoustical panels when applicable.
- 5) Provide and install any expansion joints in framing system. Include all expansion joint covers and assemblies to be installed in gypsum board walls and gypsum board or acoustical ceilings.
- 6) Include all drywall control joints and reveals.
- 7) Include all foamed in place insulation at all exterior wall crevices, between walls and metal decking and junctions between walls. Include top of CMU filler.
- 8) Trade Contractor to provide and install all insulation and sound insulation as required.
- 9) Trade contractor to include and install all fire treated wood blocking in correct locations for architectural woodwork, future TV's, mirrors, toilet partitions, marker boards, tack boards, smart boards, toilet accessories, exterior building signage, windows, chair rail, lockers, storage bins, fire extinguisher cabinets, water fountains, and overhead coiling doors.

Norman Senior Center – Bid Package #2 – Site and Building

- 10) Trade contract to provide and install all gypsum soffits and furr downs.
- 11) Provide all slide clips, studs, tracks, top track, metal trims, runners, channels, expansion tracks, fasteners, and welding shim studs as required to achieve straight, plumb walls.
- 12) Trade Contractor shall check and review all work in which this Trade Contractor's work attaches.
- 13) Treat all joints, nail heads, and other depressions in the surface of the wallboard, in accordance with the recommended manner, with a taped joint system by the gypsum wallboard manufacturer and as per the contract documents.
- 14) Furnish and install all wood blocking for roof systems and under parapet cap flashings, behind metal fascia's, plywood at parapets and, any other wood associated with the metal or roofing system.
- 15) Install all hollow metal frames in framed walls. (Frames to be provided by others).
- 16) Furnish and install access panels as necessary for, and, to adjust/offset framing as required for structure, mechanical, plumbing, and electrical systems as approved by Architect and Construction Manager.
- 17) Furnish and install plywood in any mechanical/data/electrical/IT rooms as shown.
- 18) Furnish and install fire resistant plywood on back side of parapet walls.
- 19) Provide and install exterior gypsum sheathing under soffit panels and overhangs.
- 20) Fire rated and nonrated caulking at top and bottom of wall types as shown.
- 21) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 22) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 23) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 24) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 25) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 26) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 27) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 28) Coordination and phasing of work as required by Crossland Construction Co.
- 29) Include all ADA requirements applicable to system(s) and project.
- 30) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 31) Include travel and mobilizations for field measuring.
- 32) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 33) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 34) Trade Contractor shall include a final clean of all materials installed by this contract.
- 35) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 36) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 37) Trade Contractor shall include any dewatering as necessary to perform scope of work.

Norman Senior Center – Bid Package #2 – Site and Building

- 38) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 39) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 40) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 41) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax
- 2) Framing and sheathing at porte cochere
- 3) Blocking at parapet cap

## **TRADE CONTRACT**

### **9B Flooring & Wall Tile**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Include ceramic tile, porcelain tile, quarry tile, wall tile, floor tile, tile base, metal cover trim, schluter, metal corner trim and metal edge trim. All grout and sealants at tile. Provide epoxy grout where indicated.
- 2) Carpet tile, walk off tile, composite textile flooring, vinyl tile, rubber base and all flooring transitions.
- 3) Include moisture testing.
- 4) Includes all necessary floor prep to remedy issues 5/16" or less.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor to furnish and install all VCT, resilient flooring, rubber base, ceramic wall tile, ceramic floor tile, carpet and all miscellaneous work required for a complete and finished installation.
- 2) Trade Contractor shall provide all grout, base, and trim as required for a complete and finished ceramic tile system. If applicable Trade Contractor shall provide all rock and glass tile, base, and trim as required for complete and finished ceramic tile systems.
- 3) Provide patterning in all applications as shown/indicated in contract documents.
- 4) Trade Contractor shall provide all resilient sheet flooring, resilient floor coverings, carpet floor covering, rubber base/tile, grates, and miscellaneous work required for a complete and finished system.
- 5) Furnish and install all carpet, sub floor filler, adhesive, edge strips, Schluter trim, transition strips, seaming cement, and miscellaneous as required for complete and finished systems.
- 6) Include all floor preparation; including floor filler, floor leveling compound, adhesive primer, trim, grout, sealants, solid surfacing thresholds, installation adhesives, trim, and miscellaneous materials required for complete and finished systems.
- 7) Include all epoxy grout, epoxy mortar bed, mortar bed, mortar bed bond coat, and miscellaneous for complete and finished systems.
- 8) Furnish and install all VCT, static dissipative tile, sub floor filler, adhesive, edge strips, seaming cement, and miscellaneous as required for complete and finished systems.
- 9) This trade contract to install rubber tread and risers at the stage stairs as indicated in the plans.
- 10) Provide all certified test reports, certifications, samples, shop drawings, and miscellaneous as required by contract documents.
- 11) Include all rubber bases on casework, cabinets, and equipment where indicated.
- 12) This Trade Contractor shall pay for an independent firm to perform inspection and testing of substrates as defined in the specification.
- 13) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 14) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 15) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 16) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 17) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 18) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 19) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 20) Coordination and phasing of work as required by Crossland Construction Co.
- 21) Include all ADA requirements applicable to system(s) and project.
- 22) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 23) Include travel and mobilizations for field measuring.
- 24) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 25) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 26) Trade Contractor shall include a final clean of all materials installed by this contract.
- 27) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 28) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 29) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 30) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 31) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 32) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 33) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax

## **TRADE CONTRACT**

### **9C Painting & Wallcoverings**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) Trade Contract to include all labor, material and equipment for all painting including but not limited to the painting of all gypsum board walls, gypsum board ceilings, block filler at CMU, deck and ceiling structure, metal grilles, access panels, exposed MEP, hollow metal doors and frames, pipe bollards, metal handrails and guardrails, and all exposed structure.
- 2) High-performance coatings
- 3) Acrylic Polymer coatings
- 4) Vinyl wall coverings

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) All exposed steel structure, non-acoustic decking, and ductwork to be painted at all exposed ceiling locations, unless noted otherwise; refer to reflected ceiling plan.
- 2) Provide and install all wallcovering for a complete system including any adhesives and trim.
- 3) Painting all non-prefinished wood doors and doors as shown.
- 4) Preparation of all doors, walls and ceilings as required providing a completed and acceptable finished product. Includes any scraping, cleaning, priming, bonding, and caulking as required to provide a complete and finished product.
- 5) Include all sealed concrete and epoxy paint as noted in the plans and specifications.
- 6) Include protection and cleanup of all floors and other adjacent materials from paint or overspray.
- 7) Trade Contractor shall provide all touch-up work prior to, and after, the painting is completed.
- 8) Trade Contractor shall remove or protect all electrical plates, hardware, light fixtures, escutcheons, and fittings prior to painting.
- 9) Trade Contractor shall caulk all hollow metal door and window frames to sheetrock for a smooth and finished transition.
- 10) Cover all HVAC return air grilles and fire sprinkler heads to protect from overspray.
- 11) Include all painting of steel pipes, bollards, exposed steel joist, and any misc. exposed steel.
- 12) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 13) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 14) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 15) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.



**Norman Senior Center – Bid Package #2 – Site and Building**

- 16) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 17) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 18) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 19) Coordination and phasing of work as required by Crossland Construction Co.
- 20) Include all ADA requirements applicable to system(s) and project.
- 21) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 22) Include travel and mobilizations for field measuring.
- 23) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 24) Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 25) Trade Contractor shall include a final clean of all materials installed by this contract.
- 26) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 27) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 28) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 29) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 30) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 31) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 32) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales tax
- 2) High performance primer coatings shown to be factory applied

## **TRADE CONTRACT**

### **9F Polished Concrete**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Sealed concrete
- 2) Polished concrete
- 3) Stained and polished concrete
- 4) All joints sealants at sealed, stained and polished concrete

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all labor, material and equipment to furnish and install all polished flooring systems as detailed in the contract documents.
- 2) Include all grinding, polishing, & sealing as required.
- 3) Include all floor preparation and testing as necessary. Include dust extraction system per OSHA standards.
- 4) Include, at a minimum, a planetary, counter rotating 3 or 4 head variable speed floor grinder with at least 600 lbs of pressure and all applicable grinding heads.
- 5) Include all joint materials, strips, inlays and all cleaning of joints, edge strips, & trims.
- 6) Include all flooring transition/reducer strips.
- 7) Include all patterns as required by the Contract Documents.
- 8) Include all floor testing, certified test reports, submittals & samples as required by the Contract Documents or manufacturer.
- 9) This trade contractor to include a means of floor protection post installation until the project is turned over.
- 10) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 11) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 12) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 13) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 14) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 15) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract

**Norman Senior Center – Bid Package #2 – Site and Building**

through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

- 16) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 17) Coordination and phasing of work as required by Crossland Construction Co.
- 18) Include all ADA requirements applicable to system(s) and project.
- 19) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 20) Include travel and mobilizations for field measuring.
- 21) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 22) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 23) Trade Contractor shall include a final clean of all materials installed by this contract.
- 24) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 25) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 26) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 27) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 28) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 29) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 30) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales tax

## **TRADE CONTRACT**

### **9G Athletic Flooring**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 33) Provide all labor, material and equipment to furnish and install all sports flooring, barrier, bases, underlayment, and accessories for a complete finished system.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 31) Furnish and install all specified sports floorings inclusive of all bases, sub-bases, trims, bases, transitions, and any other accessory associated to provide a complete & finished product per the contract documents.
- 32) Include all floor preparation, floor filler, floor leveling compound, adhesive primer, grout, sealants, installation adhesives, and miscellaneous materials required for complete and finished systems.
- 33) Provide all floor testing, certified test reports, submittals & samples as required by the Contract Documents. Moisture testing must be complete 2 weeks prior to scheduled installation.
- 34) Trade Contractor to provide cleaning of flooring at completion of work as well as protection of floors as directed by CM.
- 35) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 36) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 37) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 38) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 39) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 40) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 41) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 42) Coordination and phasing of work as required by Crossland Construction Co.
- 43) Include all ADA requirements applicable to system(s) and project.
- 44) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddled.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 45) Include travel and mobilizations for field measuring.
- 46) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 47) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 48) Trade Contractor shall include a final clean of all materials installed by this contract.
- 49) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 50) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 51) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 52) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 53) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 54) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 55) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax

## TRADE CONTRACT

### 10A Specialties

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Supply and install all specialties including but not limited to toilet partitions, combination trash can with paper towel dispenser mount, grab bars, shower rods, shower curtains and hooks, shower benches, robe hooks, guardian ultra mirrors, baby changing tables and suit spinners.
- 2) Install specialties supplied by others including but not limited to; toilet tissue dispensers, napkin disposal, napkin vendors, toilet seat cover dispensers, manual foam soap dispenser and paper towel dispenser.
- 3) Supply and install tackboards, white boards, corner guards, bicycle racks and flag poles.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish and install all visual display surfaces, markerboards, tack boards, signage, exterior letters, plaques, lockers, fire extinguishers & cabinets, toilet partitions/compartments, urinal screens, doors, panels, toilet accessories, mop and broom holders, flag poles, and, utility shelves as required for a complete and finished package.
- 2) Include all signage, plaques, metal letters, flat cut metal signage, laser cut acrylic signage, panel signs, vinyl die-cut lettering & graphics, dimensional characters, acrylic signs including all anchors and accessories.
- 3) Include toilet compartments, urinal screens, doors, panels, pilasters, brackets, overhead bracing, hardware, accessories, anchors and fasteners.
- 4) Include all toilet, bath and laundry accessories including all mirrors, toilet tissue dispensers, paper towel dispensers (include towel dispensers in Kitchen/culinary also), grab bars, sanitary napkin dispensers, shower curtains, shower rods, folding shower seats, towel pins, towel hooks, coat hooks, toilet seat cover dispensers, waste receptacle trim, baby changing stations, mop and broom holders, utility shelves and all fasteners & anchors.
- 5) Furnish and install flagpoles, metal collars, flagpole sleeves and all components and accessories per the contract documents. Include pier drilling and necessary equipment to set flagpoles.
- 6) Include all lockers and benches including all base blocking, frames, doors, hardware, base steel, handles, latches, identification plates, sloping tops, filler panels, boxed end panels, clothes hooks, bench tops & pedestals. Include all fasteners and accessories for a complete and finished system.
- 7) Include all fire extinguishers, brackets, cabinets, hose valve cabinets, including all trims, glazing, hardware, locks & accessories. Include all tagging/inspections of fire extinguishers. Include coordination of determining what size recessed cabinet is to be installed in each location to properly fit each wall type.
- 8) Trade Contractor is responsible for all equipment, freighting, & permits required to deliver material to jobsite.
- 9) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 10) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 11) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 12) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 13) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 14) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 15) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 16) Coordination and phasing of work as required by Crossland Construction Co.
- 17) Include all ADA requirements applicable to system(s) and project.
- 18) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 19) Include travel and mobilizations for field measuring.
- 20) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 21) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 22) Trade Contractor shall include a final clean of all materials installed by this contract.
- 23) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 24) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 25) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 26) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 27) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 28) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 29) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales tax
- 2) Supply of items to be owner provided

## **TRADE CONTRACT**

### **10B Signage**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) All signage complete. Including but not limited to room identification, restroom, occupancy, rules/instructions, ADA and dimension signage.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish, deliver and install all required signage panel signs, specialty signs, acrylic signs, dimensional letters and numbers, logos, and cast metal plaques (interior and exterior) in accordance with the contract documents at locations indicated.
- 2) Provide and install all required mounting devices, accessories, and fasteners necessary for the complete installation of the signage.
- 3) Finish and color shall be as specified in the contract documents.
- 4) Trade Contractor shall handle, ship, and store materials in such a manner that it will not be damaged or deformed. Upon receipt, all material having defects that may affect serviceability of use for the intended purpose or appearance will be rejected, shall not be used, and shall be replaced immediately by this Trade Contractor at no additional cost.
- 5) Trade Contractor shall provide all labor, on-site supervision, services, material, equipment, tools and supplies necessary for or incidental to the complete installation of all signage in strict compliance with the approved submittals, construction documents, and manufacturer's installation instructions.
- 6) Contractor shall be responsible for verifying in-place construction and primary supports. Report, in writing to Construction Manager and Architect any conditions detrimental to proper and timely completion of work in accordance with the project specifications.
- 7) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 8) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 9) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 10) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 11) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.



**Norman Senior Center – Bid Package #2 – Site and Building**

- 12) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 13) Coordination and phasing of work as required by Crossland Construction Co.
- 14) Include all ADA requirements applicable to system(s) and project.
- 15) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 16) Include travel and mobilizations for field measuring.
- 17) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 18) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 19) Trade Contractor shall include a final clean of all materials installed by this contract.
- 20) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 21) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 22) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 23) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 24) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 25) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 26) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales tax

## **TRADE CONTRACT**

### **10C Lockers**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Phenolic lockers and filler panels
- 2) Locker room benches

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide and install all lockers, locks, tops, ends, bases, closure pieces and all accessories required for a complete installation.
- 2) Provide and install ADA Locker Benches (ADA) complete with pedestals, brackets, & all accessories for a complete installation.
- 3) Provide and install 4" metal base if specified.
- 4) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 5) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 6) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 7) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 8) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 9) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 10) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 11) Coordination and phasing of work as required by Crossland Construction Co.
- 12) Include all ADA requirements applicable to system(s) and project.
- 13) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 14) Include travel and mobilizations for field measuring.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 15) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 16) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 17) Trade Contractor shall include a final clean of all materials installed by this contract.
- 18) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 19) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 20) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 21) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 22) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 23) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 24) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales tax
- 2) Shower benches
- 3) Quartz top benches
- 4) Plam club lockers

## **TRADE CONTRACT**

### **10D Operable Partitions**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Trade Contractor is responsible to furnish and install a fully operation and complete operable partition assembly per the Contract Documents.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) All operable partitions to be adequately protected and marked for each opening by the supplier.
- 2) Trade Contractor is responsible for testing and adjusting of operable partitions upon completion of installation in accordance with construction documents.
- 3) Furnish and install any integral doors in the operable partitions as shown on the Contract Documents.
- 4) Furnish and install pocket door as shown on contract documents including necessary door hardware for complete functioning door system.
- 5) Colors and finishes shall be as required in the contract documents.
- 6) Provide all required mounting devices, hardware, accessories, and fasteners necessary for the complete installation of the operable partitions.
- 7) Coordinate in wall backing requirements and locations with drywall contractor.
- 8) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 9) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 10) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 11) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 12) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 13) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 14) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 15) Coordination and phasing of work as required by Crossland Construction Co.
- 16) Include all ADA requirements applicable to system(s) and project.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 17) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 18) Include travel and mobilizations for field measuring.
- 19) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 20) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 21) Trade Contractor shall include a final clean of all materials installed by this contract.
- 22) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 23) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 24) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 25) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 26) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 27) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 28) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales tax

## **TRADE CONTRACT**

### **10D Prefabricated Aluminum Canopy Systems**

**Work including but not limited to the following:**

**Drawings & Specifications:** See Attachment D for List of Drawings, Specifications, and Reports.

- 1) Include all labor, material and equipment to furnish and install the prefabricated aluminum canopies including all engineering, anchors, fasteners, sealants, accessories and components.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall furnish and install all canopy systems as detailed in the contract documents.
- 2) Trade Contractor shall conform to local building codes & delegated design requirements.
- 3) Include all structural steel, miscellaneous angles and plates, bolts and anchor rods, steel embeds, shop painting, connectors, and all supplementary parts and members necessary for a complete canopy system.
- 4) Include all finishes as defined.
- 5) Include all metal roofing, trims, downspouts, gutters.
- 6) Include attachment to existing structure.
- 7) Provide all shims, expansion anchors, bolts, bent plate, channels, metal deck, tube steel, tube steel girders, lintels, shelf angles, connection plates, bolts, and bracing angles as necessary.
- 8) Receive, offload, stage, inventory, layout and install all items under this scope of work.
- 9) Trade Contractor shall be responsible for layout, application, and cleanup of all welds required for complete and finished systems.
- 10) Trade Contractor shall power-wash and clean structural steel as required to provide a structure free of mud and debris and/or as directed by Construction Manager.
- 11) Trade Contractor shall protect painted surfaces of steel during erection. Any finish on the steel damaged during completion of this Work shall be corrected by this Trade Contractor.
- 12) All temporary guying, shoring, safety railing and bracing as required to provide a safe working environment to be included in this Trade Contract.
- 13) Layout, furnish and install all sleeves through concrete and masonry.
- 14) All offsets as required to coordinate with other trades.
- 15) Furnish and install any, and all access panels as required by this work.
- 16) Provide all temporary protection of sprinkler heads.
- 17) Provide all labeling, marking, and identification as required for work provided by this Trade Contract.
- 18) Provide all supporting devices as required for work provided under this Trade Contract.
- 19) Trade Contractor shall re-finish and touchup all equipment installed as part of this work as required.
- 20) Trade Contractor shall be responsible for any and all layout required for work provided under this Trade Contract. It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 21) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 22) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 23) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 24) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the

#### Norman Senior Center – Bid Package #2 – Site and Building

Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

- 25) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 26) Coordination and phasing of work as required by Crossland Construction Co.
- 27) Include all ADA requirements applicable to system(s) and project.
- 28) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 29) Include travel and mobilizations for field measuring.
- 30) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 31) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 32) Trade Contractor shall include a final clean of all materials installed by this contract.
- 33) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 34) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 35) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 36) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 37) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 38) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 39) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

#### **Exclusions:**

- 1) Sales Tax
- 2) Aluminum Storefront

## **TRADE CONTRACT**

### **11A Food Service Equipment**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Include residential appliances including but not limited to undercounter beverage coolers, microwave, coffee maker, refrigerator, dishwasher, under counter refrigerator, gas range
- 2) Food service equipment complete
- 3) Stainless steel tables and shelving.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 2) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 3) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 4) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 5) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 6) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 7) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 8) Coordination and phasing of work as required by Crossland Construction Co.
- 9) Include all ADA requirements applicable to system(s) and project.
- 10) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddled.
- 11) Include travel and mobilizations for field measuring.
- 12) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.



**Norman Senior Center – Bid Package #2 – Site and Building**

- 13) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 14) Trade Contractor shall include a final clean of all materials installed by this contract.
- 15) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 16) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 17) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 18) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 19) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 20) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 21) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax

## **TRADE CONTRACT 11B**

### **Stage Curtains**

**Work including but not limited to the following:**

**Drawings & Specifications:** See Attached List of Drawings/Specifications.

**Including But Not Limited To:**

- 1) Include all labor, material and equipment to install all stage curtains, front curtain and valence, linings, side legs, rear curtains, border curtains, tracks & rigging and all components for a complete and operational system.
- 2) Include all chains, turnbuckles, clamps, counterweights, hangers & supports from structure.
- 3) Include all hooks, harness straps, snaps, belting and hems.
- 4) Include all costs to offload and receive material as well as any storage costs prior to installation.
- 5) Coordination & Phasing of work as required by Crossland Construction Co.

**Excludes:**

- 1) Sales tax.

## **TRADE CONTRACT**

### **12A Window Treatments**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Roller shades
- 2) Provide motorized shades where window shade is too large or heavy to operate manually

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor shall include all labor, material and equipment to install all roller window shades as shown in the contract documents.
- 2) Include all bead chains, rollers, fascia, fabric, hardware, closure panel, wall clips, side channels, and associated accessories for complete installation.
- 3) Include all roller window shades, brackets, fabrics, bottom bars, end caps and all components and accessories.
- 4) Include site visits as necessary for field dimensioning.
- 5) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 6) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 7) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 8) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 9) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 10) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 11) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 12) Coordination and phasing of work as required by Crossland Construction Co.
- 13) Include all ADA requirements applicable to system(s) and project.
- 14) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 15) Include travel and mobilizations for field measuring.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 16) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 17) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 18) Trade Contractor shall include a final clean of all materials installed by this contract.
- 19) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 20) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 21) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 22) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 23) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 24) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 25) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax

## TRADE CONTRACT

### 13A Swimming Pool

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Pool and pool equipment complete.
- 2) All pool concrete, concrete reinforcing for pool, waterstops, base rock and rock backfill.
- 3) Pool pumps, filtration, gauges, valves, meters, heater, inlets, hydrotherapy jets, walls, gutter and drain, drains, underdrains, floor outlets, benches, whirlpool jet piping, piping, accessories, pool tile, pool stairs, recessed steps, pool lift, exercise rail, grab rails, railing, flip anchors, wedge anchors, depth marker deck and wall, lane markers floor and wall,
- 4) Pool startup and commissioning per specifications.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Contractor is to furnish manpower, materials, and equipment necessary, as required by the project schedule, including interim milestone dates, and to furnish additional crews, equipment, etc. and/or overtime required to maintain the schedule if Contractor falls behind due to their own fault or due to inclement weather.
- 2) Contractor is responsible for field engineering, layout and field layout from benchmarks and base building control furnished by the Construction Manager. Rough-In requirements are to be dimensioned off of column lines as shown on the contract documents.
- 3) Contractor shall furnish hoisting, material transport, and all material handling for the scope of this bid package.
- 4) Contractor shall furnish pumping and dewatering as required for the scope of this bid package. Any pumping performed must be done so as not to hinder any other trades' work.
- 5) Contractor will perform any saw cutting, patching, and removal of debris as required for the scope of this bid package. The Construction Manager must approve the quality of any cutting and patching work.
- 6) Contractor shall furnish drinking water for its employees and its subcontractors' employees for the scope of this bid package.
- 7) Contractor shall Include all remobilization operations required to complete the scope of this bid package.
- 8) Contractor shall coordinate all material deliveries with the Construction Manager and shall have a representative on site to receive all deliveries of materials under the scope of work of this bid package.
- 9) Contractor shall clean up his work in such a manner as to maintain safe working conditions on the project, including but not limited to excess material, lunch trash, and dirt and debris on streets and sidewalks. All trash generated from this Contractor's work or its' forces shall be removed by the Contractor's own forces and Contractor's equipment. Trash shall be placed in an on-site dumpster provided by construction manager. Any waste that requires special disposal such as concrete, pavement or hazardous waste will be disposed of by Contractor and not placed in the on-site dumpster. Debris placed in the dumpster must fit within the confines of the dumpster; otherwise it is the responsibility of this contractor to remove such debris from the project in an acceptable manner. If after a 24 hours notice Contractor fails to clean-up trash, then the Construction Manager may clean up the trash and the cost thereof shall be charged to the Contractor.
- 10) Contractor shall submit to Construction Manager an emergency contact list containing information on field supervisory personnel and management personnel complete with phone numbers prior to commencing work on the project.
- 11) Contractor's field supervisory personnel shall attend weekly project coordination meetings while performing

**Norman Senior Center – Bid Package #2 – Site and Building**

work on the site.

- 12) Contractor shall periodically inspect the progress of project and attend weekly project coordination meetings prior to performing work on the site for purposes of coordinating future work of this contractor with other trades and construction manager.
- 13) Contractor shall conform to the Construction Manager's work hours.
- 14) Contractor shall furnish protection of adjacent surfaces and repair of any damage caused by the work of this Contractor.
- 15) Contractor will furnish temporary barricades, flagmen and traffic control as required for the scope of this bid package.

**Excludes:**

1. Sales tax
2. Plumbing outside of pool equipment drawings.

## **TRADE CONTRACT**

### **21A Fire Suppression**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) Includes all fire suppression piping, devices, testing, and design / submission to the AHJ.
- 2) Provide all design, calculations, and drawings as necessary for a complete system as required by the plans and specifications.
- 3) Placement of sprinkler heads in the center of acoustical ceiling tiles; tile by others.
- 4) Includes all necessary fire caulking / fire proofing directly related to this scope of work.
- 5) Provide and install FDC
- 6) Provide protection of completed work.
- 7) Provide backflow preventer, as required.
- 8) Includes all seismic bracing.
- 9) Includes all necessary identification.
- 10) Include all specialty piping and hangers required in natatorium and pool equipment areas.
- 11) Include the supply of all access panels that are required as part of the scope of work; installation of access panels is by others.
- 12) include submission of coordination drawings with shop drawings / submittals.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all work required for a complete, operational, and finished fire protection and sprinkler system. Work shall include any, and, all piping, fittings, sprinkler heads, supports, anchors, shields, hangers, anchor bolts, flashing, escutcheons, caulking, fire stopping, alarm devices, low voltage wiring, testing, and miscellaneous required for a finished and operational system.
- 2) Work shall include all cleanouts, backflow preventers, shock absorbers, thermometers, expansion tanks, stands, supports, and miscellaneous required for a complete, finished, and operational systems.
- 3) Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.
- 4) This Trade Contractor shall be responsible for coring any and all penetrations required for execution and completion of this work. Include all cutting, coring, patch, trim, clean up, sleeves, sleeve seals, caulking, fire caulking, and sealing of all penetrations. Any penetrations required by the mechanical in the concrete, masonry, and miscellaneous walls will be this Trade Contractors' responsibility. Any missed penetrations will be the responsibility of this Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of this Contractor to repair to original condition. Any re-work required by other Trades for a missed rough in shall be the responsibility of this Trade Contractor.
- 5) Sprinkler heads are to be centered in ceiling tiles by two directions.

Norman Senior Center – Bid Package #2 – Site and Building

- 6) This Trade Contractor shall coordinate with all other above ceiling trades to insure a complete system of all trades.
- 7) Trade Contractor shall prime coat exposed steel hangers and supports as required.
- 8) Furnish and install all vibration isolation and seismic bracing required by plans and specifications and local and state code for this work.
- 9) Provide and install the Fire Department Connection.
- 10) Layout, furnish and install all sleeves through concrete and masonry.
- 11) All offsets as required to coordinate with other trades.
- 12) Furnish and install any, and all access panels as required by this work.
- 13) Provide all temporary protection of sprinkler heads.
- 14) Provide all labeling, marking, and identification as required for work provided by this Trade Contract.
- 15) Provide all supporting devices as required for work provided under this Trade Contract.
- 16) Trade Contractor shall re-finish and touchup all equipment installed as part of this work as required.
- 17) Trade Contractor shall be responsible for any and all layout required for work provided under this Trade Contract. It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 18) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 19) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 20) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 21) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 22) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 23) Coordination and phasing of work as required by Crossland Construction Co.
- 24) Include all ADA requirements applicable to system(s) and project.
- 25) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 26) Include travel and mobilizations for field measuring.
- 27) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 28) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 29) Trade Contractor shall include a final clean of all materials installed by this contract.
- 30) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 31) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 32) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 33) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 34) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 35) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.



Norman Senior Center – Bid Package #2 – Site and Building

- 36) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales tax

## **TRADE CONTRACT**

### **22A Plumbing**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) Includes all necessary piping, fixtures, valves, pumps, drains, plaster traps, cleanouts, mop sinks, wall hydrants, roof hydrants, and insulation for a complete plumbing system.
- 2) Includes all gas piping.
- 3) Includes all water heaters.
- 4) Includes all sump pumps.
- 5) Includes all showers and accessories.
- 6) Include final connection of food service equipment. Installation by others.
- 7) Includes all necessary fire caulking / fire proofing directly related to this scope of work.
- 8) Include the supply of all access panels that are required as part of the scope of work; installation of access panels is by others.
- 9) Coordinate elevation of floor drains and trench drains with adjacent finishes for proper drainage.
- 10) Include all specialty piping and hangers required in natatorium and pool equipment areas.
- 11) Include high density foam at penetrations in natatorium for this scope of work.
- 12) Include submission of coordination drawings with shop drawings / submittals.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contractor to provide all labor, material and equipment to furnish and install all plumbing fixtures, plumbing specialties, water piping, water treatments, sanitary waste, vent piping, roof drainage piping, natural gas piping, water heaters, mechanical identification, recirculating pumps, grease interceptors, floor and roof drains, solids interceptors, piping, pipe expansion fittings and loops, supports, equipment, roof drain piping and underground piping to existing storm system, insulation, under-slab drainage required for complete, operational, and finished plumbing systems.
- 2) Trade Contractor to include all piping, fittings, sleeves, valves, escutcheons, expansion joints, framing systems, hanger shield inserts, pipe stands, pipe positioning systems, equipment supports, alignment guides, fasteners, hangers, supports and all associated structural steel and grout alignment guides for this scope of work.
- 3) Trade Contractor shall include all electric and fuel fired water heaters, drain pans, piping, regulators, expansion tanks, shock absorbers, venting, supports, anchors, burners, shut off valves and all components and accessories.
- 4) Trade Contractor to furnish and install all fixtures, water closets, urinals, lavatories, sinks, electrical water coolers, service sinks, mop basins, drinking fountains, showers, bathtubs, washer boxes, emergency eye wash stations, recirculating pumps, electric water coolers, water heaters, faucets, flushometers, toilet

Norman Senior Center – Bid Package #2 – Site and Building

- seats, protective shielding guards, fixture supports, emergency showers and all associated components and accessories.
- 5) Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.
  - 6) Trade Contractor to include all condensate piping, meters, gages, thermometers, test plugs and thermowells.
  - 7) Include all identification, equipment labels, warning signs, pipe labels, direction arrows, stencils, valve tags and warning tags.
  - 8) Include all insulation including foam insulation, cellular glass, flexible elastomeric, mineral fiber, cements, adhesives, mastics, joint sealants, jackets, fabric reinforced mesh, field applied jackets, tapes, securements, and corner angles.
  - 9) Include all domestic water piping and water pumps including all vacuum breakers, backflow preventers, valves, mixing valves, strainers, hose bibs, hydrants, drain valves, water hammer arrestors, trap seal primer valves and regulators. Include connection of site water piping to 5' beyond building perimeter (site water trade contractor pipes all site water to within 5' of building).
  - 10) Include all sanitary waste and vent piping including all piping, fittings, gaskets, couplings, floor drains, sleeve flashings and vent caps.
  - 11) Include all sump pumps, sump pump basins, covers and connectors.
  - 12) Install systems, material, and equipment level and plumb, parallel, and perpendicular to other building systems.
  - 13) Routing and concealing of all water, sanitary sewer, and storm sewer as required by the contract documents, for an aesthetically pleasing appearance.
  - 14) Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.
  - 15) Purging and disinfecting as required.
  - 16) Include all acid neutralization tanks and associated piping and limestone chips.
  - 17) Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.
  - 18) Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.
  - 19) Settlement of trenches associated with this scope of work to be repaired by this trade contractor.
  - 20) Include all excavation, suitable bedding material, backfilling, compaction, and final grading at disturbed area to within +/- one tenth of final specified grades.
  - 21) Trade Contractor shall immediately remove all excess materials (spoils) from Work areas to a location designated by the Construction Manager. Any spoils damaged, overly wet, contaminated, or not suitable for backfill or fill will be this Trade Contractor's responsibility to remove to an offsite location. Trade Contractor shall be responsible for coordinating, spreading, and compacting materials (spoils) into finished work.
  - 22) Include all site underground and building natural gas piping as well as all gas connections to equipment, valves, regulators, roof piping to HVAC equipment, meters, regulators, supports, unions, reducers, concrete bases and shut offs. Coordinate with ONG for location of site gas meter.
  - 23) Include all foundation, elevator pit piping and under-slab drainage piping per plans.
  - 24) Include installation of all kitchens and, or, culinary floor troughs and grates, furnish and install temporary plywood covers and associated piping as per the kitchen plans and specifications.
  - 25) Include costs for cutting and core drilling all elevated slab penetrations if not roughed in prior to pours.
  - 26) Include all water, gas piping, flex connections and associated work with all kitchen equipment and utility distribution systems. Review all kitchen plans and specifications and perform all work outlined to be performed by plumber in addition to all other plans and specifications.
  - 27) Include all Ansul fire system piping, water supply lines, reducers and associated fittings and components at kitchen hoods as identified in the kitchen plans / specifications.
  - 28) Furnish and install food disposal systems, grease interceptors, internal air relief bypass, cleanouts, baffles, trap seals, gasketing and fittings.
  - 29) Furnish and coordinate with other Trades all penetrations through grade beams and foundations.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 30) Include access panels for all work under this scope where required.
- 31) Trade Contractor shall re-finish and touch-up all equipment installed as part of this work as required.
- 32) Work shall include caulking, fire caulking, and sealing of all penetrations made by the execution of the work provided by this Trade Contractor.
- 33) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 34) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 35) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 36) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 37) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 38) All work included in this trade contract shall be according to the project/progress schedule provided by the Construction Manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 39) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 40) Coordination and phasing of work as required by Crossland Construction Co.
- 41) Include all ADA requirements applicable to system(s) and project.
- 42) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddled.
- 43) Include travel and mobilizations for field measuring.
- 44) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 45) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 46) Trade Contractor shall include a final clean of all materials installed by this contract.
- 47) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 48) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 49) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 50) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 51) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 52) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 53) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax



## **TRADE CONTRACT**

### **23A HVAC**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Includes all HVAC package units, split systems, dedicated outdoor air units, exhaust fans, vent hoods, air devices, ductwork, energy recovery units, power ventilators, fire dampers, and insulation.
- 2) Furnish and install indoor/outdoor fireplace.
- 3) Includes all equipment curbs for HVAC equipment, wood blocking by others.
- 4) Include all necessary flow switches and level sensors.
- 5) Include all control systems
- 6) Include all hydronic and refrigerant piping.
- 7) Includes all necessary fire caulking / fire proofing directly related to this scope of work.
- 8) Include the supply of all access panels that are required as part of the scope of work; installation of access panels is by others.
- 9) Include all specialty ductwork, piping and hangers required in natatorium and pool equipment areas.
- 10) Include high density foam at penetrations in natatorium for this scope of work.
- 11) Include submission of coordination drawings with shop drawings / submittals indicating the proposed layout and elevations of the ductwork.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Provide all packaged heating and cooling units, air-to-air energy recovery units, ductless split systems, fan coil units, AHUs, RTUs, DACs, MAUs, DCUs, EUITs, HRUs, and rooftop units.
- 2) Provide all work required for a finished and operational heating, ventilating, and air conditioning system. Include phasing, delivery, off-loading, setting, adjusting, lifting, rigging, storage, and clean up as required to provide complete, finished and operational systems.
- 3) Furnish and install all heat pumps, variable air volume terminal units, unit heaters, integral electric heating coils, factory mounted electronic controls, fan powered terminals with electric heat, and misc. accessories required for complete, operational and finished systems.
- 4) Provide all ductwork system insulation and jacketing, condensate line insulation, refrigerant line insulation/jacketing, duct insulation/jacketing, grease duct insulation/jacketing, fire master blankets, and miscellaneous as required for complete finished and operation systems.
- 5) Furnish and install all ductwork accessories, dampers, volume control dampers, fire dampers, back draft dampers, air turning devices, flexible duct connections, duct access doors, duct test holes, smoke dampers, access doors, U-belt drives, drip pans, metal supports, wood supports, anchors hardware, access doors, flexible connections, mounting angles, duct connections, supports, closure plates, anchors, connections, registers, diffusers, grilles, louvers, bird screen, and miscellaneous accessories required for a complete, operational and finished systems.

Norman Senior Center – Bid Package #2 – Site and Building

- 6) Trade Contractor shall provide all HVAC piping, refrigerant piping, expansion tanks, heat trace, checks, valves, stands, and miscellaneous required for complete, finished and operational systems.
- 7) Trade Contractor shall furnish and install all make-up air units, heat exchangers, pumps, fan powered boxes, fans, VFDs and miscellaneous required for complete, operational, and finished systems.
- 8) Furnish and install all curbs, roof curbs, flashings, roof flashing, boots, roof boots, and wall flashings for Work provided by this Trade Contract as required for complete, finished, and operational systems.
- 9) Provide all power and gravity ventilators, louvers, roof mounted and wall mounted exhaust fans/relief fans, roof and wall mounted supply fans, propeller fans, in-line fans, relief roof hoods, intake roof hoods, and all Work associated as required to provide complete, finished and operational systems. This Trade Contractor will be responsible for cutting any louvers into existing walls.
- 10) Trade Contractor shall provide all noise, vibration control, and vibration isolation required for this work.
- 11) Trade contractor to include demolition or removal of existing equipment & pipe as shown.
- 12) Trade Contractor shall be responsible for any and all layout required for work provided under this Trade Contract.
- 13) Trade Contractor shall include all design work associated for a complete, finished, and, operational system. System to be designed to meet all local, state, and, national codes as well as the requirements set forth in the contract documents.
- 14) Trade Contractor shall include all work required for complete, finished, and rated wall, floor, and ceiling penetrations.
- 15) This Trade Contract shall be responsible for coring any/all penetrations required for execution and completion of this work. Include all cutting, coring, patch, trim, clean up, sleeves, sleeve seals, caulking, fire caulking, sleeves, and sealing of all penetrations. Any penetrations required by the mechanical in the concrete, masonry, and miscellaneous walls will be this Trade Contractors' responsibility. Any missed penetrations will be the responsibility of this Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of this Contractor to repair to original condition. Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.
- 16) Trade Contractor shall provide testing and balancing of air moving equipment, air distribution, and exhaust systems. Trade Contractor shall be present to supervise the balancing and adjustment of these systems. All testing and balancing to be performed by an approved testing agency. Testing and balancing reports, and re-testing as needed. Operator training will also be this Trade Contractor's responsibility.
- 17) Trade Contractor shall provide wiring diagrams and temperature control drawings of all equipment furnished to the Electrical Contractor.
- 18) Provide all control systems including all valves, dampers, thermostats, clocks, sensors, controllers, instrument wells, valve bodies, dampers, transmitters, low-voltage control system, operator interface, networking/communications, facilities management system, standalone
- 19) Contractor shall include cleaning all diffusers, registers, and grilles prior to Owner occupancy or as directed by the Construction Manager.
- 20) Include cleaning exterior of all ductwork and fittings, and removal of all tags, markings and stitches exposed to view.
- 21) Provide all testing equipment, extra material and supplies as defined by the contract documents.
- 22) Include all offsets as required to coordinate with other trades. Provide all labeling mechanical identifications, pipe markers, line markers, valve tags, valve schedule frames, signage, lettering, graphics, nameplates and miscellaneous as required for complete, finished and operational systems.
- 23) Provide all supporting devices, steel plate, shapes, bars, trapezes, hangers, clamps, hanger rods, building attachments, saddles, shields, supports and anchors as required for execution of the work and as required for complete, finished, and operational systems.
- 24) Coordinate the locations of roof penetrations with the Construction Manager and Steel Contractor. If not coordinated this trade will be responsible for all cost due to changes in the duct work and caused by other trades that are incurred.
- 25) Install systems, material and equipment level and plumb, parallel and perpendicular to other building systems.
- 26) Install mechanical to facilitate servicing, maintenance, and repair or replacement of equipment components.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 27) Provide access panel/doors as required to access work supplied by the Contract.
- 28) Trade Contractor shall start up equipment prior to substantial completion as directed by the Construction Manager.
- 29) Trade Contractor shall include the cost of warranty extension as required to provide a full one-year warranty on equipment, commencing from the date of substantial completion.
- 30) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 31) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 32) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 33) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 34) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 35) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 36) Coordination and phasing of work as required by Crossland Construction Co.
- 37) Include all ADA requirements applicable to system(s) and project.
- 38) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddled.
- 39) Include travel and mobilizations for field measuring.
- 40) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 41) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 42) Trade Contractor shall include a final clean of all materials installed by this contract.
- 43) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 44) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 45) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 46) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 47) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 48) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 2) Sales Tax



## **TRADE CONTRACT**

### **26A Electrical System**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Include all lightning protection.
- 2) Includes all interior and exterior lighting.
- 3) Include all exterior light poles, bases installed by others.
- 4) Include power to all exterior doors with electrified hardware, reference door hardware specification section and door hardware schedule.
- 5) Include all conduit, raceways, and pathways for low-voltage wiring, telecom, Fire Alarm, security, and access control scope of work.
- 6) Provide power and raceways to the monument sign.
- 7) Includes all cable pathway sleeves.
- 8) Includes all necessary fire caulking / fire proofing directly related to this scope of work.
- 9) Include the supply of all access panels that are required as part of the scope of work; installation of access
- 10) panels is by others.
- 11) Include all cable trays and raceways.
- 12) Include all specialty ductwork, piping and hangers required in natatorium and pool equipment areas.
- 13) Include high density foam at penetrations in natatorium for this scope of work.
- 14) Include submission of coordination drawings with shop drawings / submittals.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 54) This Trade Contract shall include all electrical distribution, equipment feeders, panels, switchgears, raceways, electrical rough-ins, underfloor raceways, cable trays, underground ducts & raceways, conduits, boxes, fittings, wire cables, fuses, switchboards, panelboards, contactors, motor starters, wiring devices, disconnects, motor starters, branch circuit wiring, building & site lighting, emergency generators, surge protection equipment, grounding, transient voltage suppression, transformers, transfer switches, low voltage cabling (not identified in separate Trade Contracts), control wiring, data conduit, electrical power monitoring & control, lighting control, temporary power & lighting, identification and all Work required to provide these systems complete, finished, and fully operational.
- 55) Include all site underground conduit/PVC for low voltage.
- 56) Include all camera poles, base plates, anchor bolts and leveling nuts. (concrete bases by others)
- 57) Include wind turbine and all associated conduit, wiring, junction boxes, grounding system, panels and components.
- 58) Include all electrical duct banks and all associated excavation, fill material, duct supports, spacer supports, tracer wires, warning tapes and backfilling. Include compaction of backfill material to meet structural guidelines. All spoils to be removed from site by this Trade Contractor.

Norman Senior Center – Bid Package #2 – Site and Building

- 59) Trade Contractor to include wiring and connections to all automatic flush valves including any additional wire necessary to make connection.
- 60) Provide and install all disconnects, motor starters, wiring and power to all mechanical equipment. (All variable frequency motor controllers required by HVAC Trade Contractor)
- 61) Include all low-voltage electrical power connections, conductors and cables, connectors and splices, sleeves and sleeve seals.
- 62) Include all control voltage electrical power cables including all pathways, cable trays, backboards, plywood, UTP Cable, UTP Cable hardware, optical fiber cable & hardware, low-voltage control cable, conductors & identification. (unless specifically included in another Trade Contract Scope)
- 63) All site underground electrical and communications conduits in “green spaces” (areas that are not beneath any roads, parking or hardscapes) shall be installed to a depth of 36”.
- 64) Include all grounding and bonding for electrical systems including all conductors, connectors and grounding electrodes.
- 65) Include all hangers and supports for electrical systems including all steel slotted support systems, raceway cable supports, conduit and cable support devices, support for conductors in vertical conduit, structural steel for fabricated supports and restraints, fasteners, inserts, bolts and rods.
- 66) Include all raceway and boxes for electrical systems, metal conduit & tubing, nonmetallic conduit & tubing, metal wireways, nonmetallic wireways, surface raceways, boxes, enclosures and cabinets, handholes and boxes for exterior underground wiring, sleeves for raceways and sleeve seals.
- 67) Include all cable trays for electrical systems including all fittings, covers, barrier strips, supports, connectors and warning signs.
- 68) Include all underfloor raceways, trenching, cover plates, supports, fittings, hardware, junction boxes and service fittings.
- 69) Including all underground ducts and raceways, conduits, duct accessories, concrete encased duct banks, handholes, pull boxes, manholes, steel conduit, plastic utilities duct, pre-cast manholes, knockout panels and joint sealants.
- 70) Include all vibration and seismic controls including all isolation pads, channel support systems, restraint cables, hanger rod stiffeners, anchorage bushings and washers.
- 71) Include all identification for electrical systems including all warning tapes, labels, signs, instruction signs, labels, tags, floor marking tapes and cable ties.
- 72) Include all electrical power monitoring and control including all PC based workstations and software, communication network and interface modules and all components as per the contract documents.
- 73) Include all lighting control devices, time switches, photoelectric switches, indoor occupancy sensors, outdoor motion sensors, lighting contactors, emergency shunt relays, conductors and cables.
- 74) Include all modular dimming controls and all associated components and accessories, conductors and cables.
- 75) Include all network lighting controls, panels, relays, switches, interfaces and clocks.
- 76) Include all low voltage transformers.
- 77) Include all switchboards, suppression devices, protective devices, instrumentation and control power.
- 78) Include all panelboards and components.
- 79) Include all motor control centers, main lugs and OCPDs, full & reduced voltage magnetic controllers, VFCs, TVs, instrumentation and auxiliary devices.
- 80) Include all rough-in for security system and card readers (wiring and devices by others)
- 81) Include all enclosed bus assemblies.
- 82) Include all wiring devices, receptacles, device plates, wall-box motion sensors, snap switch and wall box dimmers, fan speed controls, sensors, outlets, connector devices, cord and plug sets and floor service outlets.
- 83) Include lockable covers on all shunt trips.
- 84) Include all fuses, fuse adaptors and spare fuse cabinets.
- 85) Include all enclosed switches and circuit breakers, fusible switches, non-fusible switches, molded-case circuit breakers, molded case switches and enclosure.
- 86) Include all enclosed controllers, full voltage manual & magnetic, reduced voltage magnetic & solid state, multispeed controllers and accessories.

Norman Senior Center – Bid Package #2 – Site and Building

- 87) Include all engine generators, cooling systems, controls, monitoring, load banks, outdoor enclosures, muffler silencers, air-intake filters, starting systems, overcurrent & fault protection, exciter & voltage regulators, vibration isolator devices.
- 88) Include all transfer switches, wiring, enclosures and components.
- 89) Include all transient voltage suppression for low-voltage electrical power conduits including all suppressors, surge protection devices, panelboard suppressors and enclosures.
- 90) Include all conduit/raceway/cable tray(s) shown on the drawings including those for mounting: projectors, loudspeakers, touch panels.
- 91) Include all rough-in, conduits, raceways, pathways for all electronic safety and security systems.
- 92) Include all electrical connections, wiring, feeders, controls, raceways, rough ins, pull boxes, starters, overload protection, disconnects, coordination and all electrical work identified as being performed by this trade in the kitchen plans and specifications.
- 93) Include all smoke evacuation controls and power wiring.
- 94) Include all plywood backing required at data, and, or electrical rooms.
- 95) Include all floor boxes and specialty plates. Include all core drilling at elevated slabs as required.
- 96) Include all electrical wiring and connections for food service equipment as identified in the Kitchen plans and specifications.
- 97) Include all shunt trips, disconnects and breakers.
- 98) Include all power and electrical connections for all mechanical equipment, elevators, overhead doors, automatic doors, motorized window shades & drapery, monumental signs and any other electric powered equipment being installed by other trades.
- 99) Include all underground feeders and piping from transformer secondary termination cabinets and to building including all manholes and pull boxes, trenching and backfilling with suitable material to within +/- 1/4" of the specified elevation.
- 100) Include any required shunt trip disconnects for kitchen hoods, elevators or other equipment.
- 101) Electrical Trade Contractor shall provide and maintain temporary lighting, covers, and electricity throughout the new facility. Lamps not functioning properly shall be replaced immediately. Include removal of all temporary lighting as directed by CM.
- 102) Electrical Trade Contractor shall be responsible for all safety barricades and safety covers for electrical panels as required by OSHA, NEC, the Owner and/or CM. All temporary panels/receptacles shall be "GFI" protected by this Contract.
- 103) Trade Contractor shall provide a temporary electric panel to two locations (in the main building as necessary for construction in all areas and one at the southeast parking lot for contractor trailers) and provide all maintenance of panels as required. Include all cost of getting power service to panels. Panels shall be large enough to accommodate construction activities.
- 104) Include all site underground conduits for communications and power including conduit, ducts, ducts accessories, duct banks, boxes, warning tapes and trace wire.
- 105) Include all building wires, cables, and associated connectors, splices, and terminations for wiring systems as required for complete, operational and finished systems.
- 106) Include all raceways, fittings, boxes, enclosures, cable trays and cabinets for electrical systems, telephone/data conduit, audio visual, fire alarm, security and all electrical and low voltage systems.
- 107) Include all unistrut rack mounting.
- 108) Include wiring of all access controls, overhead doors and electric strikes.
- 109) Include all power & wiring for fire pump.
- 110) Provide oversized trim plates as required. Provide blank cover plates on all boxes not used.
- 111) Trade Contract to include pull strings in conduits that are for future use or cabled by other trades.
- 112) Trade Contractor shall be responsible for terminating all power at mechanical equipment, including equipment furnished by other trades. Test to verify equipment is wired correctly.
- 113) Furnish and install all steel supports as required for mounting the electrical equipment.
- 114) Work shall include caulking, fire caulking, fire stop, "link-seal", fire barrier, penetration seals, sealing, and waterproofing of all penetrations by the execution of the Work provided by this Trade Contractor.
- 115) Trade Contractor shall be responsible for coordinating, scheduling, delivery, receiving, unloading, storage, inventorying, placement, protection, and cleanup.

Norman Senior Center – Bid Package #2 – Site and Building

- 116) It shall be the responsibility of this Trade Contractor to obtain and pay all licenses, permits, fees, inspections, and certification required for the execution of this Work.
- 117) Trade Contractor shall set all boxes in walls to enable a flush mount to be made with a cover plate to the wall. It is the responsibility of this Trade Contractor to install all boxes to this, and the contract documents requirements. Any boxes not meeting these requirements will be corrected, with the cost to be met by this Trade Contractor.
- 118) Trade Contractor shall review all mechanical/plumbing schedules and provide all electrical work required for complete, finished, and operational systems.
- 119) Trade Contractor shall provide fireproofing around recessed fixtures installed in fire rated ceilings.
- 120) Trade Contractor shall secure all lay-in fixtures into the ceilings and install all additional wire hangars as required.
- 121) Include conduit, wiring, power, connections, transformers to site water feature lights, jets & pumps, power to fountains at ponds.
- 122) Furnish and install any/all access panels as required by this work.
- 123) Provide all labeling, nameplates, markings, identification, and signage as required for work provided by this Trade Contract.
- 124) Provide all supporting devices as required for work provided under this Trade Contract.
- 125) This Trade Contract shall be responsible for coring any/all penetrations required for execution of this Work. Include all coring, caulking, fire caulking, and sealing of all penetrations. Any penetrations required by the electrical in the concrete, and miscellaneous walls will be the Electrical Trade Contractors' responsibility. Any missed penetrations will be the responsibility of the Electrical Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of the Electrical Contractor to repair to original condition.
- 126) Electrical Trade Contractor shall be responsible for any and all layout required for work provided under this Trade Contract including any necessary surveying.
- 127) Contractor shall provide a representative at all startups to assist as needed.
- 128) Trade Contractor shall not mark or damage walls, ceiling finishes, floors, or any other finishes. All repairs to damaged finishes due to failure to meet these requirements shall be corrected and paid by this Trade Contract.
- 129) Trade Contractor shall refinish, restore, and touchup damaged paint on equipment and materials to original condition.
- 130) This trade contractor to perform and provide the Construction Manager an inventory of light fixtures as they arrive on site as well as identify long lead time light fixtures and their status throughout the course of the project.
- 131) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 132) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 133) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 134) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 135) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 136) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 137) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 138) Coordination and phasing of work as required by Crossland Construction Co.
- 139) Include all ADA requirements applicable to system(s) and project.
- 140) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 141) Include travel and mobilizations for field measuring.
- 142) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 143) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 144) Trade Contractor shall include a final clean of all materials installed by this contract.
- 145) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 146) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 147) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 148) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 149) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 150) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 151) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax

## **TRADE CONTRACT**

### **27A Data & Communications**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Communications systems, equipment, racks, frames, enclosures, optical fiber backbone, coaxial backbone cabling, horizontal cabling.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish and install all audio-video systems, equipment room fittings, mounting elements, backboards, grounding, equipment frames, racks, wire, cabling and labeling.
- 2) Trade Contractor to furnish and install all projector lifts, floor/wall/ceiling plates and connectors, field cabling (between equipment rooms and field plates/devices), and, terminate both ends of all cables and test as specified.
- 3) Include all communications backbone & horizontal cabling, pathways, UTP cable, optical fiber cabling, coaxial cabling, hardware, patch panels, cross-connections and identification.
- 4) Provide all labeling, nameplates, markings, identification, and signage as required for work provided by this Trade Contract.
- 5) Provide all supporting devices as required for work provided under this Trade Contract.
- 6) Cut, core, patch, trim, clean up, and seal floors, walls, and ceilings as required to execute and complete work by this Trade Contract.
- 7) This Trade Contract shall be responsible for coring any/all penetrations required for execution of this work. Include all coring, caulking, fire caulking, and sealing of all penetrations.
- 8) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 9) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 10) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 11) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 12) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 13) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 14) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 15) Coordination and phasing of work as required by Crossland Construction Co.
- 16) Include all ADA requirements applicable to system(s) and project.
- 17) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 18) Include travel and mobilizations for field measuring.
- 19) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 20) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 21) Trade Contractor shall include a final clean of all materials installed by this contract.
- 22) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 23) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 24) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 25) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 26) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 27) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 28) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax
- 2) Fire Alarm System
- 3) Security and Access Control

## **TRADE CONTRACT**

### **28A Fire Alarm System**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) Includes all Fire Alarm wiring, devices, testing, and submission to the AHJ for final approval.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) *Trade Contractor to protect all existing finishes from oil spoils and stains from cutting or fitting pipe. This work to be done outside unless approved by the CM.*
- 2) *Trade Contractor to include all digital, addressable fire alarm systems including all control units, manual fire-alarm boxes, smoke detectors, heat detectors, notification appliances, addressable interface devices, digital alarm communicator transmitters, horns, annunciators, strobes, mag locks and wiring, and all components for a complete and operational fire alarm system.*
- 3) *Include all manual stations, heat detectors, smoke detectors, duct smoke detectors, automatic sprinkler, and system water flows.*
- 4) *Include all fire alarm control units, manual fire-alarm boxes, notification appliances, remote annunciators, addressable interface devices and digital alarm communicator transmitters.*
- 5) *Include all floor, wall and ceiling plates and devices for this work. Include repair to ceiling tiles if damaged.*
- 6) *Include all interfacing, modules, or components necessary to communicate with the intrusion detection system.*
- 7) *Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.*
- 8) *Provide all labeling, nameplates, markings, identification, and signage as required for work provided by this Trade Contract.*
- 9) *Provide all supporting devices as required for work provided under this Trade Contract.*
- 10) *This Trade Contract shall be responsible for coring any/all penetrations required for execution of this Work.*
- 11) *Include all cable trays or J-hooks necessary for this scope.*
- 12) *Perform all required testing to ensure proper operation, including on cables installed by other trade contractors for this scope of work to ensure proper operation.*
- 13) *Cut, core, patch, trim, clean up, and seal floors, walls, and ceilings as required to execute and complete Work by this Contract.*
- 14) *It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.*
- 15) *This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.*
- 16) *This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.*



**Norman Senior Center – Bid Package #2 – Site and Building**

- 17) *The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's scope of work.*
- 18) *All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.*
- 19) *All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.*
- 20) *Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.*
- 21) *Coordination and phasing of work as required by Crossland Construction Co.*
- 22) *Include all ADA requirements applicable to system(s) and project.*
- 23) *Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.*
- 24) *Include travel and mobilizations for field measuring.*
- 25) *Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.*
- 26) *Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.*
- 27) *Trade Contractor shall include a final clean of all materials installed by this contract.*
- 28) *This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.*
- 29) *Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.*
- 30) *Trade Contractor shall include any dewatering as necessary to perform scope of work.*
- 31) *Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.*
- 32) *Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.*
- 33) *Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.*
- 34) *Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.*

**Exclusions:**

- 1) Sales Tax
- 2) Communication Systems
- 3) Access Control and Security

## **TRADE CONTRACT 28B**

### **Access Control & Security**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Include all necessary labor, material, and equipment necessary to provide a complete and operational access control and security system.
- 2) Include all necessary cabling that is required to provide a complete and operational system.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Include all intrusion detection wiring, devices, controls and components for a complete and operational system.
- 2) Provide all labeling, nameplates, markings, identification, and signage as required for Work provided by this Trade Contract.
- 3) Include all intrusion detection systems, components, enclosures, devices, door and window switches, sensors, microwave intrusion detection, system controls, surge protection, control panels, processors & software.
- 4) Include all associated audible and visual alarm devices.
- 5) Provide all supporting devices as required for Work provided under this Trade Contract.
- 6) Cut, core, patch, trim, clean up, and seal floors, walls, and ceilings as required to execute and complete Work by this Contract.
- 7) This Trade Contract shall be responsible for coring any/all penetrations required for execution of this Work. Include all coring, caulking, fire caulking, and sealing of all penetrations.
- 8) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 9) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 10) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 11) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 12) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 13) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

**Norman Senior Center – Bid Package #2 – Site and Building**

- 14) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 15) Coordination and phasing of work as required by Crossland Construction Co.
- 16) Include all ADA requirements applicable to system(s) and project.
- 17) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 18) Include travel and mobilizations for field measuring.
- 19) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 20) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 21) Trade Contractor shall include a final clean of all materials installed by this contract.
- 22) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 23) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 24) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 25) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 26) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 27) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 28) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax
- 2) Communication System
- 3) Fire Alarm

## **TRADE CONTRACT**

### **31A Earthwork**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide all labor, material and equipment to perform all erosion control, site grading, importing & placement & compaction of select fill, soil treatment and stabilization, topsoil stockpiling and erosion control as per the plans, specifications & geotechnical report.
- 2) Include building pad preparation, grading, and compaction.
- 3) All stabilization, grading and aggregate base placement to be installed at all roads and parking areas and will be utilized for site access and staging.
- 4) Coordinate finish grade with CM and landscape contractor at landscaping and sod areas.
- 5) Swapp items to be installed and maintained by this contractor during full duration of this scope of work.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Include all rock dams and associated filter fabric.
- 2) This Trade Contractor shall maintain all silt fence during the operations of this scope of work.
- 3) Trade Contractor is responsible for pot holing or hydro-vac procedures if any excavation within 10' of a known existing utility will be required.
- 4) Include detention pond construction, berms, grading as noted if noted in the plans.
- 5) Strip and stockpile all topsoil on site to areas designated by the Construction Manager. Place silt fence around stockpiles. Topsoil to be placed and fine graded by the Landscape Trade Contractor.
- 6) Perform all proof-rolling and watering of materials as required to meet specified compaction and moisture content requirements. Include the scarifying and re-compaction as required due to moisture re-conditioning or to maintain schedule due to excessive moisture caused by weather.
- 7) Include coordination of all required testing as per the specifications and geotechnical report.
- 8) Trade contractor to include all subgrade preparation including all required treatment of subgrade, stabilized subgrade, importation/placement/compaction of select fill material required to establish finish grades as per the contract documents and geotechnical report. As required, Trade Contractor shall furnish acceptable fill material or treat existing material so that it will meet or exceed the requirements of the contract documents. Final grading and compacting of sub-base material to within +/- 1/4" of specified elevations is the responsibility of this trade contractor. This +/- requirement shall be balanced to zero.
- 9) Include all stabilized/select fill and gravel base under all grass paver areas.
- 10) This Trade Contract is responsible for dust control as well as cleaning of the public streets if mud is tracked out due to earthwork operations associated with this scope of work.
- 11) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 12) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 13) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.

Norman Senior Center – Bid Package #2 – Site and Building

- 14) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 15) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 16) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 17) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 18) Coordination and phasing of work as required by Crossland Construction Co.
- 19) Include all ADA requirements applicable to system(s) and project.
- 20) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 21) Include travel and mobilizations for field measuring.
- 22) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 23) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 24) Trade Contractor shall include a final clean of all materials installed by this contract.
- 25) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 26) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 27) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 28) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 29) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 30) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 31) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales tax

## **TRADE CONTRACT**

### **32A Site Concrete**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Concrete paving sidewalks, subgrade sand where indicated, subgrade compaction, curb and gutter, ribbon curb, transition curbs, ada accessible ramps, tactile plates, trash enclosure foundations and slab, ramps, stoops, transformer pads, monument sign footing, light pole bases, under sidewalk drain, sidewalk crossing concrete flume, concrete flumes, all concrete reinforcement required for this scope, site concrete dowels, expansion joints, expansion joint material, doweled expansion joints, butt joints, saw joints and tooled joints in concrete paving.
- 2) Include bollard installation. Supplied by others.
- 3) Provide and maintenance concrete washout basin for this scope of work.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) This Trade Contractor shall include all labor, material and equipment for all site concrete including all concrete sidewalk, sidewalk base, site mech/elect pads, concrete curb & gutter, concrete paving, transformer pads, light pole bases, dumpster foundations/paving, supply and installation of reinforcement, welded wire fabric, and all site concrete work as per plans and specifications.
- 2) Include all concrete sidewalks and handicap ramps include furnish and supply and installation of all tactile warning devices and specified granular base under sidewalks.
- 3) This trade contract to include all site footings, walls, steps and walkways for a completed system.
- 4) Include the complete installation of the concrete trickle channels/weirs, including the rock subbase.
- 5) Include all concrete curb and gutter, mountable curb, header curb, and all curb transitions from new to existing.
- 6) Include concrete ramps, landings, retaining walls, and footings. Rubbed finish on all exposed areas unless noted otherwise.
- 7) Include all costs of permits for IDP or PFPI work and costs of traffic control as necessary to installation of work adjacent to traffic.
- 8) Include furnish and installation of all aggregate or sand base under all sidewalks and curb and gutter as shown & required. Paving base by others.
- 9) Include installation of bollards including all necessary excavation, concrete footings, and concrete filling of bollards.
- 10) Include all drilling and epoxy required for anchor bolts or rebar. Include dowels into dumpster enclosure.
- 11) Include all haul off from spoils.
- 12) Include furnish and install of all steel reinforcement, dowels, bar supports, plate dowels, for all work under this scope.
- 13) Include furnish and install of all dowels including dowels that protrude from the perimeter edge of slab for tie-into to site concrete.

Norman Senior Center – Bid Package #2 – Site and Building

- 14) Trade Contractor shall clean up and dispose of all excess concrete and waste created under this trade contract. Waste/excess concrete MUST be poured into a concrete clean out container as directed by CM. This container shall be provided by this trade contractor.
- 15) Trade contractor to include all saw cutting, expansion joints and fillers, terminations and cure.
- 16) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 17) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 18) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 19) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 20) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 21) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 22) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 23) Coordination and phasing of work as required by Crossland Construction Co.
- 24) Include all ADA requirements applicable to system(s) and project.
- 25) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddled.
- 26) Include travel and mobilizations for field measuring.
- 27) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 28) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 29) Trade Contractor shall include a final clean of all materials installed by this contract.
- 30) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 31) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 32) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 33) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 34) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 35) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 36) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Norman Senior Center – Bid Package #2 – Site and Building

**Exclusions:**

- 1) Sales Tax
- 2) Building Concrete



## **TRADE CONTRACT**

### **32B Asphalt Paving**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) Asphalt paving complete
- 2) ADA parking signs
- 3) Traffic Signs
- 4) Parking bumpers/wheel stops

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Trade Contract shall include all labor, material, and equipment for all asphalt pavement, striping, parking bumpers/wheel stops, and handicap signs per the plans and specifications.
- 2) Include all asphalt prime coats and tack coats.
- 3) Include the cost of the work to grind out or paint black the existing striping shown to be removed.
- 4) Include any cutting/removal of existing asphalt necessary to provide a smooth transition of new asphalt paving between existing and new. The extent of this cut and removal would include no more than 6" wide section of existing asphalt should there be damage to it preventing a clean line at the tie in location.
- 5) Include patching back of asphalt where the existing pavement is identified to be trenched for utility crossings.
- 6) Include all heavy-duty asphalt paving at fire road, if shown on the contract documents.
- 7) Any "bird baths" or areas holding water after asphalt paving is placed shall be either removed or filled in so that it does not hold any water. Costs for this to be by this trade contractor.
- 8) Include all striping, signs, hash marking, fire line striping and all associated layouts.
- 9) Include site survey and verification that base rock elevations are acceptable prior to asphalt placement.
- 10) Include all site handicap and directional signs, posts, excavating and concrete for setting of signs.
- 11) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 12) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 13) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 14) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 15) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 16) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the

#### Norman Senior Center – Bid Package #2 – Site and Building

Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.

- 17) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 18) Coordination and phasing of work as required by Crossland Construction Co.
- 19) Include all ADA requirements applicable to system(s) and project.
- 20) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 21) Include travel and mobilizations for field measuring.
- 22) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 23) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 24) Trade Contractor shall include a final clean of all materials installed by this contract.
- 25) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 26) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 27) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 28) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 29) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 30) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 31) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

#### **Exclusions:**

- 1) Sales Tax

## **TRADE CONTRACT**

### **32D Landscaping, Irrigation & Plantings**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Provide Landscaping and Irrigation complete
- 2) Include earthen berms, deciduous trees, evergreen trees, deciduous shrubs, evergreen shrubs and ground covers.
- 3) Include all layout and staking for approval on plantings.
- 4) Include tree strapping, bracing and staking.
- 5) Steel Edging, concrete edging, including all layout, forming, reinforcement, finishing, control joints and expansion joints.
- 6) Place sodding where indicated. If sod is not called out seed is to be placed in all other areas after final grading.
- 7) Ensure plantings meet city of norman code requirements.
- 8) Include gravel mulch, filter fabric and sandstone boulders
- 9) Soil preparation in planting beds including any required excavation, scarification, spoils haul off, scarification, fertilization and mycorrhizal spores.
- 10) Provide and install irrigation system complete. Include controllers, rain/freeze sensors, flow sensors, backflow preventors, heat cable, detectable tape, concrete footings and all components of backflow preventor enclosure, valves, valve boxes, valve wiring, manifold and valve assemblies, remote control valve and all components, brass isolation valves and all components, manual drain valves and all components, gravel sumps, fittings, accessories, drip irrigation, spray heads, rotors, main lines, lateral lines and king drains.
- 11) All trenching, backfill, top dress and clean sand as required.
- 12) Coordinate all irrigation components to finish grade.
- 13) Layout and flag heads for approval.
- 14) Flow test on water supply and pressure testing of system as required.
- 15) Provide all required sleeves.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Furnish and install all underground irrigation piping systems, sleeves and components for all sod and plantings including all piping, fittings, sprinkler heads & nozzles, valves, drip tubing's, thrust blocks, pump stations, backflow preventers, controllers, decoders, valve boxes & markers, control valve wiring, sensors, booster pumps, low voltage wiring, environmental sensors, marking tapes, trenching, backfilling and miscellaneous required for a complete & operational system.
- 2) Trade Contractor to include all sod, fertilizer, soil amendments, watering. Include finish grading and temporary watering to ensure an established root base.
- 3) Trade Contractor to furnish and install all trees, shrubs, vines and ground cover. Include all T-posts & tie wire, mulch, fertilizer, compost, aluminum edgings, aluminum stakes, wrapping materials, stakes, hardware, tie straps and jute mesh.
- 4) Plants, shrubs, and trees shall not have name tags removed prior to final inspection.

Norman Senior Center – Bid Package #2 – Site and Building

- 5) Trade Contractor shall include all irrigation, seeding, sod, trees, plantings, planting soils & associated drainage piping.
- 6) Include river stone, drainage aggregate and perforated drainpipe including connection to nearest storm drainage piping as per the contract documents.
- 7) Include all drainage piping behind stem-walls, concrete or any other areas as shown on the landscape plans. Include all associated drainage aggregate and backfill. Connection to nearest storm drain.
- 8) This trade contract to include the fill in the planters in their entirety. Provide the drainage cell, geotextile fabric, aggregate, planting bed mix, and mulch as shown. Waterproof membrane by others.
- 9) Include all topsoil backfill in planting beds, and, all decorative landscape boulders.
- 10) This Trade Contractor to include all layout of this work including any costs for surveying services if necessary.
- 11) Include re-fine grading and sod all landscaped areas that are a part of this work including backfilling against all sidewalks, concrete edgings, aluminum edgings, stem-walls, etc.
- 12) Trade Contract shall include replacement of damaged landscape, or landscape which dies as a result of construction operations, with equivalent landscape at no cost to the owner.
- 13) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 14) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 15) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 16) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 17) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 18) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 19) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 20) Coordination and phasing of work as required by Crossland Construction Co.
- 21) Include all ADA requirements applicable to system(s) and project.
- 22) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.
- 23) Include travel and mobilizations for field measuring.
- 24) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 25) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 26) Trade Contractor shall include a final clean of all materials installed by this contract.
- 27) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 28) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 29) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 30) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.

Norman Senior Center – Bid Package #2 – Site and Building

- 31) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 32) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 33) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales Tax

## **TRADE CONTRACT**

### **33A Site Utilities**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

- 1) Site water lines, site gas lines, sanitary sewer lines, sanitary cleanouts, tie-in to existing waterline, fire hydrants and assemblies, tracer wires, thrust blocks, site fire lines, water services, pipe bedding materials, water meters, meter boxes, meter vaults, valves, valve boxes, post indicator valves, sleeves, tees, fittings, joints, and accessories, tie-in to existing utilities and rock backfill where indicated.
- 2) Site gas and water lines to be installed within 5' of building.
- 3) Include all site fire lines to 12" above finished floor.
- 4) Include all existing utility locates required.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) This trade contractor to include all site water distribution systems, site domestic water and fire lines, tie-ins to existing main line, meters, meter setters, taps, valves, meter cans, tapping sleeves, valves and all components and accessories. Domestic water piping to be installed to within 5' of the building from the point of connection shown on the plumbing drawings. Include capping and clearly marking area within 5' of building for plumbing contractor to find and make connection.
- 2) Trade Contractor to include all meters for all site water systems including irrigation systems.
- 3) Include all hydrants, backflow preventors, service saddles, sleeves, valves, meters, strainers, vaults, double check backflow preventers, tracer wire, thrust block(s), connection fittings, and vaults.
- 4) Install temporary water service for the Construction Manager trailers and sanitary piping from job trailer toilet to temporary sanitary storage tank (storage tank by others). Also install a temporary water hydrant for use by all contractors on site for temporary water. See attachment E for location of the jobsite trailer and temp water hydrant.
- 5) Include all site underground sanitary sewer service lines from within 5' of the building to its tie-in location including all taps, cleanouts, manholes, components and accessories. Include capping and clearly marking area within 5' of building for plumbing contractor to find and tie-into. Include connection to the manhole or main and any City requirements for the connection.
- 6) Include all excavation, fill, backfill, base, detectable warning tapes, drainage fabrics, separation fabrics, dewatering and compaction.
- 7) Provide all labor, material and equipment to furnish and install all site water mains, site domestic water, site underground fire line to 12" above concrete slab on grade, fire hydrants, and site sanitary sewer systems.
- 8) Trade Contractor is responsible for pot holing or hydro-vac procedures if any excavation within 10' of a known existing utility will be required.
- 9) Include aggregate backfill where identified.
- 10) Settlement of trenches associated with this scope of work to be repaired by this trade contractor.

Norman Senior Center – Bid Package #2 – Site and Building

- 11) Include all excavation, suitable bedding material, backfilling, compaction, and final grading at disturbed area to within +/- one tenth of final specified grades.
- 12) Include flushing and disinfecting of domestic water as per local, state, and national codes.
- 13) Include all haul off or disposal of spoils created from work under this trade contract.
- 14) This Trade Contract shall clean and repair any damages, due to Work provided in this Contract, to the streets or adjacent areas. Mud/debris on streets shall be removed and cleaned immediately by this Trade Contractor.
- 15) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 16) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 17) This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 18) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 19) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 20) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 21) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 22) Coordination and phasing of work as required by Crossland Construction Co.
- 23) Include all ADA requirements applicable to system(s) and project.
- 24) Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddled.
- 25) Include travel and mobilizations for field measuring.
- 26) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 27) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 28) Trade Contractor shall include a final clean of all materials installed by this contract.
- 29) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 30) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 31) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 32) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 33) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 34) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 35) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

**Exclusions:**

- 1) Sales tax

## **TRADE CONTRACT**

### **33B Storm Sewer & Drainage**

**Work including but not limited to the following:**

**Drawings and Specifications:** See Attached List of Drawings/Specifications

**Project Specific Inclusions:** *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision and equipment) for a complete and finished system per the contract documents.*

- 1) Storm water system complete.
- 2) New area inlets, new area inlet on existing storm structure, roof drain tie-ins, storm boxes, concrete aprons around area inlets, storm sewer cleanouts, pipe bedding materials, joints, include complete removal and disposal of existing inlet to be removed. Tie-ins to existing storm water system and manholes.

**General Trade Inclusions:** *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) Include all storm sewer systems including all concrete headwalls, inlets, rip rap, area drains, grouted rip rap, filter fabric, cleanouts, piping, HDPE, RCP, basins, end sections, concrete collars, junction boxes, tees, all sealing, grouting, excavation, subgrade preparation, backfilling and haul off for a complete and finished storm sewer system.
- 2) Include all perforated HDPE storm piping.
- 3) Include storm pipe connection to existing storm sewer system, if required by the contract documents.
- 4) Final connection to the roof drain piping shall be by the Plumbing Trade Contractor. This Trade Contractor to install storm piping to connection location, which shall be no less than 5'-0" from the face of the building, and install fittings to allow for a connection by Plumbing should the main storm line be within 5'-0" of the building running parallel. Plumbing Trade Contractor shall furnish and install the 90-degree connection/pipe boot, and, make the connection to the storm pipe.
- 5) This Trade Contract is responsible for dust control as well as cleaning of the public streets if mud is tracked out due to earthwork operations associated with this scope of work.
- 6) Trade contractor shall protect all survey control points by clearly marking them and placing (4) T-posts around the perimeter of each. Costs associated with replacing control points will be by this Trade Contractor (unless damaged by others).
- 7) Construction Manager is to provide initial surveyed control points. All additional surveying, daily construction layout, staking & elevations necessary to complete this work shall be included by this Trade Contract.
- 8) This Trade Contractor to include correction of settled and eroded areas throughout construction that is associated with this scope of work.
- 9) This Trade Contract shall verify all utility locations and terminations shown on the drawings. Protection of existing utilities during demolition operations, grubbing, & earthwork processes. Trade Contractor shall call for existing utility locates as required to complete this Work.



Norman Senior Center – Bid Package #2 – Site and Building

- 10) Conduct site operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct roads, walks, or other areas of work unless approved by the Construction Manager. This Trade Contractor to include any necessary signage, barricades, flag personnel as required by local authorities.
- 11) Trade Contractor is responsible for pot holing or hydro-vac procedures if any excavation within 10' of a known existing utility will be required.
- 12) It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.
- 13) This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.
- 14) This Trade Contract includes all items of work covered by the specifications be they named, inferred or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.
- 15) The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.
- 16) All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and workmanlike manner, in accordance with applicable standards and codes and the requirements of the prime contract.
- 17) All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.
- 18) Trade Contractor shall understand when their scope of work is to be put in place and include all weather protective means as required.
- 19) Coordination and phasing of work as required by Crossland Construction Co.
- 20) Include all ADA requirements applicable to system(s) and project.
- 21) Furnish, receive, offload, store, stage, inventory, and, protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddled.
- 22) Include travel and mobilizations for field measuring.
- 23) Any damage, as a result of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.
- 24) Trade Contractor to include daily cleanup of work. Temp labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.
- 25) Trade Contractor shall include a final clean of all materials installed by this contract.
- 26) This Trade Contractor shall clean and repair any damages, due to work provided in this contract, to the streets or adjacent areas.
- 27) Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.
- 28) Trade Contractor shall include any dewatering as necessary to perform scope of work.
- 29) Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.
- 30) Trade Contractor to include any and all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.
- 31) Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.
- 32) Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to; mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.

Norman Senior Center – Bid Package #2 – Site and Building

**Exclusions:**

- 1) Sales Tax

## **BID PACKAGE GENERAL CONDITIONS**

**Each Trade Contract shall INCLUDE the following list of Work items/directives in the scope and cost of the Trade Contract**

### **1) SUBMITTALS:**

- A. All submittals must be submitted to the CM within 21 calendar days of the execution of the Contract.
- B. Resubmittals must be resubmitted within 10 calendar days of the date of submittal return. Fines in the amount \$500.00 per calendar day for submittals not meeting the aforementioned requirements will be charged to this Contract. Exceptions must be in writing from CM.
- C. Trade Contractor shall submit insurance certificate, bonds, schedule of values, and fully executed Contract Agreement within 10 days of award of Contract.
- D. All shop drawings, submittals, samples, as-builts, test certifications, and owners' manuals as required by the Contract Documents.
- E. Trade Contractor to submit all "final closeout documents" & "letters of conformance" before final payment or reduction in retainage will be made.
- F. Bonds (see Contract Security/Bonds section of Bid Package) will be required. Cost of bonds to be identified on Bid Form.

### **2) CONSTRUCTION:**

- A. The Contract Documents are complementary. What is called for by anyone shall be binding as if called for by all. If there is a conflict in the Contract Documents, the following order of precedence shall govern:
  - 1. Agreement
  - 2. Bid Package/Trade Contract Scope
  - 3. Supplementary Conditions
  - 4. General Conditions
  - 5. Specifications
  - 6. Drawings
  - 7. Geotechnical Report
- B. Trade Contractor shall include all parts, components, work and material required to provide complete, operational, and finished systems in the bid. Any minor Work not specifically mentioned but obviously necessary and considered normal construction practice for the proper completion of the Work, shall be considered as being part of, and included in, the Trade Contract.
- C. The Trade Contractor shall perform all Work called for in the Trade Contract including the furnishing of all equipment, materials, labor, tools, and supervision necessary for the performance of all things necessary for the Work. All Work shall be accomplished in a Workman-like manner with the understanding that the Owner, at its option, furnish any such labor, materials, equipment or supplies, as it deems necessary or desirable within the limits of the Contract Documents.
- D. Each Trade Contractor shall attend weekly progress meetings with involved Trade Contractors, subcontractors, Construction Manager, & the Owner.
- E. Storage required by the Trade Contractor shall be in areas designated by the Construction Manager, storage

### Norman Senior Center – Bid Package #2 – Site and Building

of materials shall be in trailers, roll offs, or areas outside of the building areas. Areas inside of the building shall not be used for storage. All materials stored on the ground must be stored on dunnage.

- F. Coordination & Phasing of work as required by Construction Manager. Provide all coordination required for completion of this work with other trades. Coordination must be done in a timely and professional matter. Any and all costs associated with lack of coordination on the part of this Contractor will be charged to this Contract.
- G. Trade Contractor shall provide all layout, staking, grades, and elevations as required by this Contract. Initial building layout will be by the Construction Manager. Daily construction layout, elevations, and layout required by this Trade Contractor shall be included in his Trade Contract.
- H. Trade Contractor shall include all misc. equipment required for permits, freight, receiving, unloading, and installation of the Work furnished in this Trade Contract.
- I. Trade Contractor shall comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan Permit (SWPPP).
- J. Trade Contractor shall final clean all material supplied or installed under this Contract.
- K. Trade Contractor shall provide any and all drinking water required by Trade Contractor's employees or Subcontractor's employees.
- L. Any temp electric, fax, & phones required by the Trade Contractor's employees and Trade Contractor's subcontractors.
- M. Trade Contractor shall include all offsets as required to coordinate with other trades.
- N. Trade Contractor shall provide protection of stored materials and finished work. Provide protection necessary to prevent damage to existing improvements, existing vegetation, trees, asphalt, STUCCO, utilities, fences, buildings, adjoining properties, and Owner's property. Any and all costs associated with surroundings damaged during the work of this Contract will be the responsibility of this Contract.
- O. Trade Contractor shall include any costs & coordination associated with permits, fees or licenses (as required by your work), and as required to provide complete, operational, & acceptable finished Work.
- P. Trade Contractor shall include all general conditions, overhead, profit, and insurance.
- Q. Trade Contractor is responsible for receiving, offloading, inventory, storing, staging, installation, and connection of all materials or equipment furnished by the Owner that is included in the Work specified in the Trade Contractor Specification Sections (sections identified in Trade Contract's Scope of Work).
- R. Trade Contractor shall provide any cold weather protection required by the Work provided under this Trade Contract.
- S. Trade Contractor shall conduct site operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct roads, walks, or other areas of work unless approved by Construction Manager.

### **3) SAFETY REQUIREMENTS & SITE POLICIES:**

- A. By bidding this Trade Contract, Contractor agrees to comply with CCC Safety Requirements & Site Policies for all employees, subcontractors, and subcontractors' employees. Failure to adhere to jobsite regulations shall result in fines against this Trade Contractors' Contract or termination of the Contract. Fines for violations will be \$500.00 per daily incident. Fines shall be given to a charity of the Owner's choice. Trade Contractor to orientate each employee and subcontractor to these requirements. Each subcontractor shall complete the requirements acknowledgement form (see inclusions).
- B. Trade Contractor shall delegate a competent onsite safety officer. This person shall inspect the site daily for safety issues.
- C. Permission shall be obtained from the Construction Manager prior to taking any vehicle into the building. Only company vehicles shall be allowed on the construction site; all others shall use the employee parking lot designated on the construction site. The company's name and/or shall be visible from a distance of 25' away.

Norman Senior Center – Bid Package #2 – Site and Building

- D. It is the policy of the Owner that no smoking will be permitted in the building once the roof and sidewalls are installed. The fine for smoking in the building shall be \$50 per infraction. All fines will be paid by the Contractor to the Owner's designated charity. All Trade Contractor and sub contractors' employees shall abide by this policy. Smoking will be permitted in designated areas only.
- E. Confine vehicle parking and all vehicle deliveries to only those areas designated by the Construction Manager.
- F. Trade Contractor shall confine operations to the areas contained within the property lines as shown on the drawings.
- G. Trade Contractor shall provide traffic control as required, in accordance with U.S. Department of Transportation "Manual of Uniform Traffic Control Devices" and the state highway department requirements and/or municipality or other jurisdictional body or the Construction Manager.
- H. Trade Contractor shall provide all materials and/or equipment required to provide a safe work-zone. Safety must meet all OSHA requirements and Crossland Construction Co. safety policies, including hardhats, safety fencing, handrails, and misc. required to comply with OSHA & Crossland safety policies. No exceptions will be made or given. CM will correct items not meeting requirements and any costs associated with this correction will be charged to this Contract.
- I. Trade Contractor shall verify with all local utilities all utility locations and terminations shown on the drawings. Utility locates as required.
- J. Trade Contractor to comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan. All requirements of Erosion & Sedimentation Control shall be adhered to.
- K. All the aforementioned rules shall apply as well as the jobsite specific rules. See Attachment "B" for jobsite specific requirements & policies
- L. Trade Contractor and all tiers of subcontractors shall conduct weekly safety meetings on the jobsite. Attendees and minutes of the weekly safety meetings are to be documented.

**4) CLEANUP & HOUSEKEEPING:**

- A. Trade Contractor shall include daily cleanup, removal of all trash, debris, and excess materials to dumpster.
- B. Trade Contractor shall clean waste & mud from streets/roads during the work completed in this Trade Contract. Streets shall be thoroughly cleaned and/or swept on a daily basis or more frequently as required by Construction Manager.
- C. In the event the Construction Manager or the Owner feels the project housekeeping and cleanup is not satisfactory, upon written notice, the Construction Manager will provide the necessary cleanup, and all related costs will be at the expense of the Trade Contractor(s).

**5) PROJECT SCHEDULE:**

- A. The Trade Contractor shall attend scheduling meetings as required by the Construction Manager and coordination conferences as required by the Construction Manager. These meetings will establish communication, coordination, and cooperation for scheduling. The Trade Contractor shall utilize the Construction schedule for the work as prepared by the Construction Manager. The schedule shall be related to the entire project and shall establish critical dates for performance of this Trade Contract, which affects performance of other Work.
- B. The Trade Contractor shall schedule their forces for a minimum forty (40) hour work week. Should the updated schedule show the Trade Contractor to be behind schedule, the Trade Contractor shall devise a plan for recovery of lost time within 96 hours and submit to the Construction Manager said plan. Once the Construction Manager approves the plan, the Trade Contractor shall institute it immediately. The Trade Contractor shall bear all costs and expenses related to recovery from the Trade Contractor's delay including

Norman Senior Center – Bid Package #2 – Site and Building

costs to other Contractors on the project site.

- C. Trade Contractor shall include all overtime as required to comply with the Project Schedule.

**6) TAXES:**

- A. This is a Tax-Exempt project and a tax-exempt form will be given to successful low bidders.

**7) DAILY REPORTS:**

- A. Each Trade Contractor shall file daily with the Construction Manager a daily field report, giving the Trade Contractor's and Subcontractor's name, foreman or superintendent's name, number of workers, and a brief scope of Work for all tiers.
- B. Trade Contractor's superintendent is to checkout with the Construction Manager when demobilizing and leaving the project on either a temporary or permanent basis.

**8) PROJECT CLOSEOUT:**

- A. The Owner reserves the right to take possession and use any completed or partially completed portion of the project, providing it does not interfere with the Contractor's Work. Possession or use of the project shall not be considered final acceptance, nor shall such occupancy relieve the Trade Contractor or Subcontractors of liability to perform any Work that has not been completed at the time of occupancy.
- B. Prior to completion of the Work under this Contract, partial occupancy by the Owner and separate Contractors will be necessary for installation of equipment.
- C. Cooperation in segregation of construction activities is required and is agreed to by the Trade Contractor.
- D. Trade Contractor to submit all "final closeout documents" & "letters of conformance" before final payment or reduction in retainage will be made.

**9) WEATHER:**

- A. Weather delays shall be as defined by contract documents

**10) EROSION/SEDIMENTATION CONTROL / SWPPP:**

- A. Provide dewatering, silt fence, & erosion control for all Work (including excavations, spoils, trenches, and stockpiles) provided by this Trade Contract as required by construction documents & SWPPP.
- B. This Contract to comply with all directions, requirements, and provide all information as required by the Storm Water Prevention Plan.
- C. Any cost associated with rectifying damaged surroundings due to negligence by this Trade Contractor, will be the sole responsibility of this Trade Contractor.
- D. Any cost associated with rectifying damages to the wetlands areas do to negligence by this Trade Contractor will be the sole responsibility of this Trade Contractor.

**11) DAMAGES:**

- A. If the Trade Contractor refuses, neglects, or fails to complete the Work within the time stated at each Phase in the Trade Contract Schedule, then the Trade Contractor and the Trade Contractor's surety, if any, shall be liable for and shall pay the Construction Manager, not as a penalty but as liquidated damages, the sum of two-hundred fifty dollars (\$250.00) for each calendar day that the Trade Contractor is in default after the

Norman Senior Center – Bid Package #2 – Site and Building

time stipulated in the Trade Contract Schedule for completing the Work of each Phase until the Work is Substantially Complete. The Construction Manager may withhold from payments due the Trade Contractor, such amounts as may be assessed as liquidated damages. Upon Substantial and Final Completion of the Work, the Construction Manager may adjust the Contract Sum by the amount of the assessed liquidated damages.

**12) UNIT PRICES:**

- A. For CM/Owner information, provide all Unit Prices.
- B. The unit prices shall include all labor, material (including waste), tools, equipment, general conditions, overhead, profit, bond, and inclusions/exclusions per the base Contract.
- C. The contractor shall be paid for actual measured quantity of work multiplied times the unit price. Waste factors shall be included in the unit price.
- D. **NOTE:** The request for this information does not change unclassified excavation specified in base bid.

**13) CHANGES:**

- A. Contractor's markup, overhead, and profit on change orders are not to exceed ten percent (10%) combined or as dictated in the contract documents.
- B. Subcontractor must submit any changes in cost to adjust the Contract amount by use of written Change Order. Neither the CM nor the Owner will accept any adjustments from the Trade Contractor, except for those submitted as a written Change Order Request with a cost breakdown. Change orders are not to be billed until an official Change Order is issued by CM.
- C. Trade Contractor to adhere to all CM accounting requirements.

**14) CONTRACT SECURITY/BONDS:**

- A. For Subcontracts at or above \$50,000.00, the Trade Contractor shall furnish the following surety bonds, (with sufficient sureties to be approved by the Owner), when the contract is awarded:
  - 1. Performance Bond - 100% of Contract
  - 2. Statutory Bond - 100% of Contract
  - 3. Guarantee/Warranty Bonds - 100% of Contract – As required by CM
- B. If required - Warranty Bonds shall guarantee against and shall remedy any defect due to faulty materials or workmanship and shall pay for any damages to other work resulting therefrom, which may appear from within a period of one year from the date of completion as evidence by the date of the final acceptance of the project.

**15) BID SECURITY TO BE FURNISHED BY EACH BIDDER WITH THEIR BID:**

- A. Bids for Trade contracts over \$50,000.00, must be accompanied by a certified or cashier's check or a bid bond in an amount equal to five (5%) of the total amount of the bid as guarantee that, if awarded the contract, the bidder will execute the contract and furnish bonds and insurance as required in the General and Supplemental conditions. The successful bidder's check or bid bond will be retained until he has entered into a satisfactory contract and has furnished bonds and insurance. The Owner reserves the right to hold the bid security of the three lowest bidders until the successful bidder has entered into a contract and has furnished the required bonds and insurance.
- B. No bid security is required if bid is \$50,000.00 or less. Should the successful bidder fail to enter into a

Norman Senior Center – Bid Package #2 – Site and Building

contract and furnish the required bonds and insurance within twenty (20) days after the contract has been awarded, then the successful bidder shall forfeit to the Owner the cost of republication of notice to bidders, all actual expenses incurred by reason of bidder's default and the difference between the low bid of the bidder to whom the contract is subsequently awarded.

- C. The amount of said forfeiture shall not exceed the total amount deposited as security and shall be forfeited to the Owner as liquidated damages and not as penalty. Negligence on the part of Bidder in preparing or submitting the bid confers no right for the withdrawal of the bid after it has been opened and shall not constitute a defense to or excuse from the requirements of this provision.

**16) PAYMENT:**

- A. Trade Contractor shall bill the CM by the 20<sup>th</sup> of each month. Payment for the billing will be made by the 30<sup>th</sup> of the following month. (i.e. Billing on February 25 will be paid by March 30).
- B. Trade Contractor shall submit a schedule of values with the signed Trade Contract Agreement. CM will approve the schedule of values before the first billing by Trade Contractor.
- C. Trade Contractor shall submit a Request for Payment on AIA forms.
- D. As-built drawings & owner's manuals are to be a line item on the schedule of values.
- E. The Owner/CM will hold five percent (5%) retainage throughout the Project. Upon completion of the Work provided by this Trade Contractor, the Work will be reviewed by the CM, Architect and Owner for conformance with the Contract Documents. Once accepted by the CM, Architect and Owner the Trade Contractor may submit a pay requisition for release for retainage.
- F. Trade Contractor shall submit statement that the Work provided by the Trade Contractor is complete.
- G. Trade Contractor shall submit all as-built drawings, owners' manuals, and extra materials before submitting final payment.

**17) DEFINITIONS:**

- A. The term "Owner" shall mean City of Norman and/or the person or entity identified as such and is referred to throughout the Contract Documents as if singular in number.
- B. The "Construction Manager" shall mean Crossland Construction Company, Inc. and/or the Construction Manager's employee or representative with authorization to act on behalf of the Construction Manager.
- C. The term "Architect/Engineer", "Architect", and/or "Engineer" shall mean the consulting "Architect" and/or consulting "Engineer" who prepared the Contract Documents for the Project and whose name and address appears on the Project Documents.
- D. The term "Trade Contractor" shall mean the person, persons, partnership, company, firm, or corporation entering into the Contract for the performance of the Work required by it, and the legal representative of said party, or agent appointed to act for said party in the performance of the Work.
- E. The term "Contract" shall mean collectively, the Agreement, Bid Package, General Conditions, Special Conditions, Supplementary Conditions, Specifications, Drawings, and the Addenda issued prior to execution of the Agreement, or other documents listed in the Agreement and modifications issued after execution of the Agreement.
- F. The term "Subcontractor" shall mean a person or entity that has a direct Contract or an assigned Contract with a Contractor to perform any of the Work at the site. The term Subcontractor means a Subcontractor or a Subcontractor's authorized representative.
- G. The term "Work" shall mean the entire completed construction of the various separately identifiable parts thereof required to be furnished under the Contract Documents.
- H. The term "Change Order" shall refer to the only document that can change the requirements of the Contract. Verbal instructions, notes, memos, RFI responses, and other communication not in the form of a change order cannot change the Contract.



Norman Senior Center – Bid Package #2 – Site and Building

- I. The term “Substantial Completion” is the stage in the progress of the work or designated portion thereof that is sufficiently complete in accordance with the Contract Documents so the Owner can utilize the Work for its intended use.
- J. The term “Nonconforming Work” shall mean portions of the Work that do not comply with the Contract Documents and reference standards.
- K. The term “As Required” shall mean Work or an item of work that shall be executed/completed by the Trade Contractor as directed by the Owner, Architect, Engineer, Authorities having Jurisdiction, or the Construction Manager and/or work that is required by the Contract Documents to provide complete, operational, and finished Work.
- L. The term “Complete” shall mean all Work included in the Contract Documents, and/or to provide Work finished and ready for fully loaded operation.
- M. The term “Provide” shall mean furnishing materials, installing materials, and any other Work required to furnish complete and finished systems as described.

## **BID FORM**

(Include Attachments A, B, C, D, E, F & G along with this bid form and your bid bond in your sealed envelope)

**Company Name:** \_\_\_\_\_

**Estimator Name:** \_\_\_\_\_

**Estimator Phone:** \_\_\_\_\_

**Estimator E-Mail:** \_\_\_\_\_

### **Trade Contract 2A – Demolition**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

### **Trade Contract 3A - Concrete**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

### **Trade Contract 4A – Masonry**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

Delivery of CMU onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_ Days

Delivery of Manufactured Stone onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_ Days

### **Trade Contract 5B – Miscellaneous Metals**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

Delivery of material onsite in Calendar Days from Date of Approved Shop Drawings \_\_\_\_\_ Days

### **Trade Contract 6A – Millwork**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

Delivery of millwork onsite in Calendar Days from Date of Field Measurement \_\_\_\_\_ Days

### **Trade Contract 7A – Roofing**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

Delivery of Roofing Onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_ Days

### **Trade Contract 7B – Joint Sealants and Waterproofing**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

**Trade Contract 7C – Metal Panels**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

Delivery of Metal Panels onsite in Calendar Days from Date of Approved Shop Drawings\_\_\_\_\_Days

**Trade Contract 7D – Strucco**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

Delivery of Material Onsite in Calendar Days from Date of Submittals  
\_\_\_\_\_Days

**Trade Contract 8A – Door Assemblies - Supply**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

Delivery of Frames Onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_Days  
Delivery of Doors Onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_Days  
Delivery of Hardware Onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_Days

**Trade Contract 8B – Door Assemblies – Installation**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

**Trade Contract 8C – Glass and Glazing**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

Delivery of Storefront Onsite in Calendar Days from Date of Field Measurement \_\_\_\_\_Days  
Delivery of Curtain Wall Onsite in Calendar Days from Date of Field Measurement \_\_\_\_\_Days

**Trade Contract 9A – Gypsum Assemblies & Ceiling Systems**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

Delivery of Metal Framing Onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_Days  
Delivery of Insulation Onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_Days  
Delivery of Metal Ceiling Onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_Days  
Delivery of Lapendary Panels Onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_Days

**Trade Contract 9B – Flooring and Wall Tile**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

Delivery of Ceramic Tile Onsite in Calendar Days from Date of Approved Submittals	_____	Days
Delivery of Porcelain Tile Onsite in Calendar Days from Date of Approved Submittals	_____	Days
Delivery of Quarry Tile Onsite in Calendar Days from Date of Approved Submittals	_____	Days
Delivery of Carpet Tile Panels Onsite in Calendar Days from Date of Approved Submittals	_____	Days
Delivery of Vinyl Tile Panels Onsite in Calendar Days from Date of Approved Submittals	_____	Days
Delivery of Composite Flooring Onsite in Calendar Days from Date of Approved Submittals	_____	Days

**Trade Contract 9C – Painting & Wall Coverings**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

Delivery of High Perf. Coatings Onsite in Calendar Days from Date of Approved Submittals	_____	Days
Delivery of Wall Coverings Onsite in Calendar Days from Date of Approved Submittals	_____	Days

**Trade Contract 9F – Polished Concrete**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

**Trade Contract 9G – Athletic Flooring**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

Delivery of Material Onsite in Calendar Days from Date of Approved Submittals	_____	Days
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**Trade Contract 10A – Specialties**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

Delivery of Specialties Delivery Onsite in Calendar Days from Date of Approved Submittals	_____	Days
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**Trade Contract 10B - Signage**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

**Trade Contract 10C - Lockers**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

Delivery of Lockers Onsite in Calendar Days from Date of Approved Submittals	_____	Days
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**Trade Contract 10D – Prefabricated Aluminum Canopies**

Base Bid (including payment/performance bond costs if over \$50,000).....\$\_\_\_\_\_

Delivery of Canopies Onsite in Calendar Days from Date of Approved Shop Drawings	_____	Days
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**Trade Contract 11A – Food Service Equipment**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

Delivery of Equipment Onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_ Days

**Trade Contract 11B – Stage Curtains**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

Delivery of Stage Curtains Onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_ Days

**Trade Contract 12A – Window Treatments**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

Delivery of Roller Shades Onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_ Days

**Trade Contract 13A – Pool and Pool Equipment**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

Delivery of Equipment Onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_ Days

**Trade Contract 21A – Fire Sprinkler System**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

Delivery of Material Onsite in Calendar Days from Date of Approved Shop Drawings \_\_\_\_\_ Days

**Trade Contract 22A Plumbing**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

Delivery of fixtures onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_ Days

**Trade Contract 23A – HVAC**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

Delivery of equipment onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_ Days

**Trade Contract 26A – Electrical**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

Delivery of MDP onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_ Days

Delivery of Light Fixtures onsite in Calendar Days from Date of Approved Submittals \_\_\_\_\_ Days

**Trade Contract 27A – Communications**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

**Trade Contract 28A – Fire Alarm**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

**Trade Contract 28B Access Control and Security**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

**Trade Contract 31A - Earthwork**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

**Trade Contract 32A – Site Concrete**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

**Trade Contract 32B – Asphalt Paving**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

**Trade Contract 32D – Landscaping, Irrigation & Plantings**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

**Trade Contract 33A – Site Utilities**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

**Trade Contract 33A – Storm Utilities**

Base Bid (including payment/performance bond costs if over \$50,000).....\$ \_\_\_\_\_

**\*\*The Following Attachments A, B, C, D, E, F & G are to be included in your Sealed Bid Envelope\*\***

## **Trade Contract Attachment “A”**

The Bidder hereby agrees to commence work under this Contract on a date to be specified in a written “Notice to Proceed” by Crossland Construction Co. and to fully complete the Project within the time specified.

**The Owner (City of Norman) and/or Crossland Construction Co. reserve the right to reject any or all bids or to waive any formalities or irregularities in any bid, and to accept the bid or bids which seem most advantageous to the Owner.**

In the event a Contract is awarded to the successful Bidder, it shall be executed within ten (10) days. The Bidder shall return with his executed Contract all Performance Payment Bonds, Statutory Bonds, Warranty Bonds and Insurance Provisions as required by the Supplementary Conditions and the Trade Contract’s scope of work.

If the successful Bidder fails or refuses to enter into a Contract as required by the Owner or fails to provide the required bonds and insurance to the Owner, within the time limited, said Bidder shall forfeit to the Owner the difference between the low bid of said defaulting bidder and the amount of the bid of the Bidder to whom the Contract is subsequently awarded and the cost, if any, of republication of notice to bidders and all actual expense incurred by reason Bidder’s default. The amount of said forfeiture shall not exceed the total amount deposited as security and shall be forfeited to the Owner as liquidated damages and not as a penalty. Negligence on the part of Bidder in preparing or submitting the bid confers no right for the withdrawal of the bid after it has been opened and shall not constitute a defense to or excuse from the requirements of this Provision.

**BIDDER ACKNOWLEDGES ADDENDUM/ADDENDA:** \_\_\_\_\_ **thru** \_\_\_\_\_

**BIDDER ACKNOWLEDGES ATTACHMENTS “A” THRU “G”:** \_\_\_\_\_

**Attachments:**

- Attachment “A” – Bid Acknowledgement
- Attachment “B” - The Affidavit of Non-Discrimination & Non-Segregation
- Attachment “C” - Safety Requirements & Jobsite Policies
- Attachment “D” – List of Drawings and Specifications
- Attachment “E” - Insurance Minimum Requirements
- Attachment “F” – False Information Affidavit
- Attachment “G” – Schedule

Oklahoma License # \_\_\_\_\_

Respectfully Submitted by,

Affix Seal

\_\_\_\_\_  
Bidding Firm

\_\_\_\_\_  
Corporation, Partnership, etc.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

**TRADE CONTRACT ATTACHMENT “B”**

AFFIDAVIT OF NONDISCRIMINATION, NON-SEGREGATED FACILITIES

ANTI-COLLUSION AND BUSINESS RELATIONSHIPS

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The undersigned of lawful age, being first duly sworn upon oath, deposes and states that I am the duly authorized agent of the bidder submitting the attached bid and am authorized by said Bidder to execute the within affidavit.

I further swear that if said Bidder is successful on this project, it will not discriminate against anyone in employment or employment practice because of race, color, religion, sex or national origin. The undersigned further states that said Bidder will comply with all federal and state laws and execute orders concerning the subject of nondiscrimination.

The undersigned further states that said Bidder does not and will not maintain or provide for its employees any segregated facilities as defined in the instructions to perform their services at any location under its control, where segregated facilities are maintained. The Bidder further agrees that a violation of this certification is a breach of the equal opportunity clause of this bid and any contract awarded pursuant thereto. Said Bidder further agrees that (except where it has obtained identical certification from proposed subcontractors for specific time periods), it will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding Ten Thousand (\$10,000.00) which are not exempt from the provisions of the equal opportunity laws, and that said Bidder will retain such certifications in its files.

The undersigned further states that said Bidder has not been a party to any collusion among Bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from building; or with any state official or employees as to quantity, quality or price in discussions between Bidders and any state official concerning exchange of money or other thing of value for special consideration in the letting of a contract; and the Bidder/Contractor has not paid, given or donated or agreed to pay, give or donate to any officer or employee of the State of Oklahoma (or any other entity) any money or other thing of value, either directly or indirectly, in the procuring of the award of a contract pursuant to this bid.

The undersigned further states that any partnerships, joint ventures, or other business relationships that are now in effect, or existed within one (1) year prior to this statement, with the Architect, Engineer or other party to this project; or any such business relationships between any officer or director of the Bidder and any officer or director of the Architectural Engineering firm or other party to the project are described as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME OF BIDDER: \_\_\_\_\_

By: \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



## **TRADE CONTRACT ATTACHMENT “C”**

### **Safety Requirements & Site Policies**

1. Workers shall report unsafe conditions to their supervisors immediately. No worker shall be required or knowingly be permitted to work in an unsafe place, unless for the purpose of correcting the hazard and then only after all safety precautions have been implemented.
2. Safe work habits are mandatory. Report any unsafe conditions or performances to Construction Manager. Follow all Crossland safety rules and procedures. Crossland's safety manual is posted in office.
3. Suitable clothing for construction shall be worn on the construction site at all times. Proper Leather Hard Soled Shoes, and appropriate safety equipment shall be worn at all times. Shirts with sleeves (at least t-shirt length) and full-length pants shall be required. Polyester or similar material is not allowed; shorts, tennis shoes, and tank tops also shall not be worn on site.
4. All employees on site shall wear hard hats that meet the requirements of ANSI Z89.1-1997 at all times outside the area designated as Trailer Row. Hard hats shall be worn in such a manner that the hat brim is positioned in front at all times. Hard hats may be worn backwards at the discretion of the Construction Manager. This includes all equipment operators, vehicle and truck drivers of contractors and material suppliers delivering to the site. Hard hats are required at all times on project. No exceptions. Hard hats will not be furnished by Crossland.
5. Protect and respect others work.
6. Lunch trash is to be deposited in trash cans. No exceptions.
7. Keep your work areas clean. Sweep areas at end of each day.
8. No urinating in or around buildings. Anyone caught doing so, will be removed from the project permanently.
9. Concealed weapons will not be allowed on site. Anyone having such will be permanently removed from project.
10. No removal of excess materials or scraps from project.
11. Posted speed limit shall be adhered to at all times: 10 mph on designated haul roads, 5 mph inside the building, on the building pad, trailer row, and other areas not designated at 10 mph. 20 mph may be permitted for site/civil work away from the pad areas and away from other trades at the discretion of the Construction Manager.
12. Seatbelts shall be worn at all times in vehicles including heavy equipment. All heavy equipment shall have rollover protection and seatbelts.
13. No one shall ride in a vehicle or mobile equipment unless they are on a seat. Exceptions: Scissor and boom lifts. Riding in the back of pick-up trucks shall not be allowed.
14. All heavy equipment including: cranes, forklifts, etc. shall have a reverse signal/back-up alarm audible above surrounding background noise.
15. No catering services shall be permitted on site.
16. Excavation work shall be performed in accordance with 29 CFR 1926 Subpart P.

☐ Flagging and/or suitable warning devices will be required around all trench and excavation work at least three (3) feet (this distance can be exceeded if site specific

required) from the edge of the excavation.

☐ A safe means of access and egress shall be provided from excavations regardless

of their depth at intervals that provide no more than 25 feet of lateral travel.

☐ A competent person shall always be present while excavation work is performed.

17. Persons working on any aerial lift shall be tied off, at all times, to a platform tie-off point or a similar safety device securely attached to the structure of the lift.
18. In the building, all lifts shall be propane or electrically powered with non-marking tires. Gasoline or diesel-powered lifts shall not be used in the building. Any costs associated with cleanup of floors due to damages caused by lifts will be charged to the Trade Contractor. Any changes to this requirement, is at the discretion of the Construction Manager.
19. All propane tanks shall be stored in a tank farm; (including empty tanks).
20. A fire watch shall be stationed to provide coverage for each welding, cutting, and other hot work operations. A fire watch may cover multiple operations with a 100-foot radius of them. In order for a fire watch to cover multiple operations, they shall have a clear line of sight to each operation and an unobstructed pathway to each operation. Fire watches shall have no collateral duties.
21. Ladders shall reach three feet above the landing for safe access. All ladders shall be positioned on a stable surface and secured to prevent displacement. All ladders shall be fiberglass. Step ladders and extension ladders are not acceptable as stairs. Each contractor is responsible for providing stairs into the building for their employees. Damaged ladders shall be removed immediately from the jobsite.
22. All electrical power tools and/or equipment shall be plugged into a ground fault circuit protection (GFCI). At the source of electrical power. All frayed and/or damaged electrical cords shall be removed from service and repaired. Cords shall not be tied into knots.
23. Only UL-approved metal fuel cans with flame arresters and self-closing pour spouts shall be allowed on sight.

Fuel cans shall not be stored inside the building, or inside trailers. Cans shall be brought inside the building only to fuel equipment, and, then must be removed immediately.
24. All chemical materials used shall have a Material Safety Data Sheet (MSDS) filed with Construction Manager and posted in an area where work is being performed.
25. Electrical Panels shall not be accessed by anyone. Only those authorized by Construction Manager shall have access to the electrical panels.
26. Flag, barricade, or sign areas to keep employees from exposures to potentially hazardous work conditions.
27. All underground electrical utilities shall be located prior to any excavation work occurring. The electrical contractor shall be notified to assist with this location. As-built drawings and electronic location shall be used to locate all underground electrical utilities. Contractors working around overhead electrical lines shall ensure that all equipment, materials, and personnel are at least 10 feet from the overhead lines.
28. As described in each Contractor's Safety Program work permits shall be utilized for those work activities that specifically require them. (Examples are confined space, electrical hot work, welding, painting, work where underground utilities are present, etc).
29. All employees shall OBEY all posted safety signs.
30. Clean up and housekeeping shall be top priority. This project shall be kept clean and orderly at all times. The work area SHALL be cleaned on a continuous basis; no debris or trash will be permitted. Dumpsters shall not be backed up to any location of the building. They shall be maintained at a minimum distance of 50 feet from the building.

Norman Senior Center – Bid Package #1 – Structural Steel Supply & Erection

31. Glass containers of any kind shall not be brought onto the construction site.
32. Each fuel storage tank brought onto the construction site shall be provided with its own secondary containment unit. The use of earthen dikes shall not be allowed. All fuel tanks shall be grounded in accordance with NFPA requirements.
33. Concrete trucks shall have all concrete chutes removed, with top chute in the raised and locked position while traveling on the jobsite.
34. Storage required by the Contractor shall be in areas designated by the Owner. All materials on the construction site shall be stored/staged on dunnage.
35. No one will be allowed to move a trailer or any other device for living on site.
36. It is a policy of the Owner that no smoking will be permitted in the building once the roof and sidewalls are installed. The fine for smoking in the building shall be \$50 per infraction. All fines will be paid by the Contractor to the Owner's designated charity. All Contractor and Subcontractor employees shall abide by this policy.
37. There will be no smoking/tobacco products, eating or drinking (with the exception of water) when the roof of the building is installed. There will also be no smoking/tobacco products, eating, or drinking (with the exception of water) on the finished floors. Smoking will be permitted in designated areas only.
38. Confine vehicle parking and all vehicle deliveries to only those areas designated by the Construction Manager.
39. No parking in the construction area. Designated parking areas only.
40. Only company vehicles shall be allowed on the construction site; all others shall use the employee parking lot designated on the construction site.
41. Permission shall be obtained from Construction Manager prior to taking any vehicle into the building.
42. All employees shall conduct themselves in a worker like manner at all times. Any other personnel, horseplay or disruptive activities of any kind shall result in immediate dismissal/removal from the job site.

**I hereby attest by my signature that I have read and understand these Safety Requirements and Site Policies, and I will abide by them. I also understand that they may be jobsite specific amended or modified at any time at the discretion of Crossland Construction.**

Respectfully Submitted by,

Affix Seal

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Bidding Firm

Corporation, Partnership, etc.

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Signature

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Printed Name and Title

## TRADE CONTRACT ATTACHMENT “D”

### Trade Contract Drawing/Specification Package

**I hereby attest by my signature that I have read and understand the drawings, as listed below, for their intended use. I also understand that they may be jobsite specific amended or modified at any time at the discretion of Crossland Construction, but not without prior written notification to the Trade Contractor.**

**Name of Project: Norman Senior Center**

**Drawings dated 12/20/21 as may be amended via addenda during the bidding process:**

GENERAL	
G-001b	COVER SHEET
G-002b	SHEET INDEX
G-101	CODE ANALYSIS
G-102	COMPOSITE OCCUPANCY FLOOR PLAN
G-103	COMPOSITE CODE COMPLIANCE PLAN
5	
SURVEY/MAPPING	
V-001	ORIGINAL SURVEY
1	
CIVIL	
C-001	GENERAL NOTES, LEGEND AND ABBREVIATIONS
CD101	DEMOLITION PLAN
CS101	OVERALL SITE PLAN
CG101	OVERALL GRADING PLAN
CG201	EROSION CONTROL PLAN
CG501	EROSION CONTROL DETAILS
CU101	OVERALL UTILITY PLAN
CU102	WATER LINE 1 PLAN AND PROFILE
C-501	CIVIL DETAILS
C-502	CIVIL DETAILS
C-503	CIVIL DETAILS
C-504	CIVIL DETAILS
C-505	CIVIL DETAILS
V-001	ORIGINAL SURVEY
14	
LANDSCAPE	
LA-01	LANDSCAPE PLAN
LA-02	LANDSCAPE DETAILS
LI-01	IRRIGATION PLAN
LI-02	IRRIGATION DETAILS
4	
STRUCTURAL	
S-002	GENERAL NOTES
S-005A	SPECIAL INSPECTIONS
S-008A	TYPICAL DETAILS - CFMF
S-009A	TYPICAL DETAILS - CFMF
S-010	TYPICAL DETAILS - FOUNDATION AND SLAB
S-011	TYPICAL DETAILS - MASONRY
SB100	COMPOSITE FOUNDATION/SLAB PLAN
SB101	FOUNDATION PLAN – SECTOR A
SB102	FOUNDATION PLAN – SECTOR B
SB111	SLAB AND WALL PLAN – SECTOR A
SB112	SLAB AND WALL PLAN – SECTOR B
SB401	ENLARGED FOUNDATION AND SLAB PLANS
SB402	ENLARGED FOUNDATION AND SLAB PLANS
SB403	ENLARGED FOUNDATION AND SLAB PLANS
SB501	FOUNDATION DETAILS
SB502	FOUNDATION DETAILS
SB503	FOUNDATION DETAILS
17	

ARCHITECTURAL		
A-001	ARCHITECTURAL ABBREVIATIONS AND SYMBOLS LEGEND	
A-002	TOILET ACCESSORIES GUIDE	
A-003	PARTITION TYPES	
AS100	ARCHITECTURAL SITE PLAN	
AE100	COMPOSITE GROUND FLOOR PLAN	
AE101	FLOOR PLAN - SECTOR A	
AE102	FLOOR PLAN - SECTOR B	
AE103	DRAINAGE & NATATORIUM ENVELOPE PLANS	
AE104	DRAINAGE PLAN	
AE110	COMPOSITE ROOF PLAN	
AE111	ROOF PLAN - SECTOR A	
AE112	ROOF PLAN - SECTOR B	
AE120	COMPOSITE REFLECTED CEILING PLAN	
AE121	REFLECTED CEILING PLAN - SECTOR A	
AE122	REFLECTED CEILING PLAN - SECTOR B	
AE130	CANOPY FLOOR PLAN AND ROOF PLAN	
AE200	COMPOSITE WEST AND EAST BUILDING ELEVATIONS	
AE201	BUILDING ELEVATIONS - NORTH ELEVATION AND WEST SECTOR ELEVATIONS	
AE202	BUILDING ELEVATIONS - SOUTH ELEVATION AND EAST SECTOR ELEVATIONS	
AE203	CANOPY ELEVATIONS	
AE301	BUILDING SECTIONS	
AE302	WALL SECTIONS	
AE303	WALL SECTIONS	
AE304	WALL SECTIONS	
AE305	WALL SECTIONS	
AE306	WALL SECTIONS	
AE307	WALL SECTIONS	
AE308	CANOPY SECTIONS	
AE401	NATATORIUM, HALLWAY INTERIOR ELEVATIONS	
AE402	LOCKER ROOMS - ENLARGED PLAN & INTERIOR ELEVATIONS	
AE403	FITNESS, LOCKER RESTROOMS INTERIOR ELEVATIONS	
AE404	OPEN FITNESS INTERIOR ELEVATIONS	
AE405	LOBBY, LOUNGE, COFFEE BAR INTERIOR ELEVATIONS	
AE406	ENLARGED RESTROOM PLAN AND INTERIOR ELEVATIONS	
AE407	MULTI-PURPOSE, WET CRAFT INTERIOR ELEVATIONS	
AE408	RECEPTION - ENLARGED PLAN AND INTERIOR ELEVATIONS	
AE409	ADMIN, CLASSROOM -E INTERIOR ELEVATIONS	
AE410	KITCHEN AND COFFEE BAR INTERIOR ELEVATIONS	
AE501	ENLARGED FIREPLACE PLAN AND ENLARGED RAMP PLAN	
AE502	EXTERIOR PLAN DETAILS	
AE503	EXTERIOR PLAN DETAILS	
AE504	EXTERIOR PLAN DETAILS	
AE505	EXTERIOR PLAN DETAILS	
AE506	INTERIOR PLAN DETAILS	
AE507	INTERIOR PLAN DETAILS	
AE510	EXTERIOR VERTICAL DETAILS	
AE511	EXTERIOR VERTICAL DETAILS	
AE512	EXTERIOR VERTICAL DETAILS	
AE513	ROOF LADDERS AND ROOF DETAILS	
AE515	INTERIOR VERTICAL DETAILS	
AE516	INTERIOR VERTICAL DETAILS	
AE517	OPERABLE PARTITION DETAILS	
AE600	DOOR SCHEDULE AND DETAILS	
AE601	DOOR DETAILS	
AE610	EXTERIOR GLAZING ELEVATIONS	
AE611	EXTERIOR GLAZING ELEVATIONS	
AE612	EXTERIOR GLAZING ELEVATIONS	
AE613	EXTERIOR GLAZING ELEVATIONS	
AE614	INTERIOR GLAZING ELEVATIONS	
AE615	EXTERIOR WINDOW DETAILS	
AE616	INTERIOR WINDOW DETAILS	
61		
INTERIORS		
I-001	INTERIOR FINISH SCHEDULE & ABBREVIATIONS	
I-002	INTERIOR FINISH MATERIAL SCHEDULE	
I-003	INTERIOR DETAILS- THRESHOLDS	
I-004	MILLWORK DETAILS	
I-005	LOCKER ROOM MILLWORK DETAILS	
I-006	LOCKER ROOM MILLWORK DETAILS	
I-007	MILLWORK DETAILS	
I-008	MILLWORK DETAILS	
I-009	MILLWORK DETAILS	
I-010	COFFEE BAR DETAILS, MILLWORK DETAILS	
I-011	TECTUM AND ACOUSTIC PANEL PATTERNS	
IN-102	INTERIOR FINISH PLAN	SECTOR A
IN-103	INTERIOR FINISH PLAN	SECTOR B
IG101	GROUND FLOOR SIGNAGE PLAN	SECTOR A
IG102	GROUND FLOOR SIGNAGE PLAN	SECTOR B
IG500	SIGNAGE DETAILS & MOUNTING HEIGHTS	
IG600	SIGNAGE SCHEDULE	
17		

FIRE PROTECTION	
F-001	FIRE PROTECTION LEGEND & ABBREVIATIONS
F-101	FIRE PROTECTION PLAN - SECTOR A
F-102	FIRE PROTECTION PLAN - SECTOR B
F-401	ENLARGED FIRE PROTECTION PLANS AND SECTIONS
F-601	FIRE ALARM INPUT/OUTPUT MATRIX
F-701	FIRE ALARM RISER DIAGRAM
6	
PLUMBING	
P-001	LEGEND AND ABBREVIATIONS
P-101	PARTIAL UNDER SLAB PLAN - SECTOR A
P-102	PARTIAL UNDER SLAB PLAN - SECTOR B
P-103	PARTIAL FLOOR PLAN - SECTOR A
P-104	PARTIAL FLOOR PLAN - SECTOR B
P-105	PARTIAL ROOF PLAN - SECTOR A
P-106	PARTIAL ROOF PLAN - SECTOR B
P-401	ENLARGED FLOOR PLANS
P-402	ENLARGED FLOOR PLANS
P-501	DETAILS
P-601	SCHEDULES
11	
MECHANICAL	
M-001	LEGEND & ABBREVIATIONS
MH101	MECHANICAL HVAC
MH102	MECHANICAL HVAC
MR101	MECHANICAL ROOF
MR102	MECHANICAL ROOF
MP101	MECHANICAL PIPING
MP102	MECHANICAL PIPING
M-301	SECTIONS
M-501	DETAILS
M-601	NATURAL GAS FLOW DIAGRAM
M-701	SCHEDULES
M-702	SCHEDULES
M-801	CONTROLS
M-802	CONTROLS
M-803	CONTROLS
M-804	CONTROLS
16	
ELECTRICAL	
E-001	LEGEND, ABBREVIATIONS, & MOUNTING HEIGHT DETAIL
ES101	ELECTRICAL SITE PLAN
ES501	ELECTRICAL POWER DETAILS
EG101	ELECTRICAL GROUNDING SECTOR A
EG102	ELECTRICAL GROUNDING SECTOR B
EG103	LIGHTNING PROTECTION SECTOR A
EG104	LIGHTNING PROTECTION SECTOR B
EG501	ELECTRICAL GROUNDING DETAIL
EG502	ELECTRICAL GROUNDING DETAIL
EP101	ELECTRICAL INTERIOR POWER PLAN
EP102	ELECTRICAL INTERIOR POWER PLAN
EP103	ELECTRICAL VAV POWER PLAN
EP104	ELECTRICAL VAV POWER PLAN
EP105	ELECTRICAL ROOF POWER PLAN
EP106	ELECTRICAL ROOF POWER PLAN
EP401	ELECTRICAL ENLARGED PLANS
EP601	ELECTRICAL POWER ONE-LINE DIAGRAMS
EP701	PANEL SCHEDULES
EP702	PANEL SCHEDULES
EP703	PANEL SCHEDULES
EL101	ELECTRICAL INTERIOR LIGHTING PLAN
EL102	ELECTRICAL INTERIOR LIGHTING PLAN
EL701	ELECTRICAL INTERIOR LIGHTING PLAN

TELECOMMUNICATIONS	
ET101	TELECOMMUNICATION & SECURITY PLAN - SECTOR A
ET102	TELECOMMUNICATION & SECURITY PLAN - SECTOR B
ET103	PUBLIC ADDRESS SYSTEM PLAN - SECTOR A
ET104	PUBLIC ADDRESS SYSTEM PLAN - SECTOR B
ET501	TELECOM & SECURITY DETAILS & DIAGRAMS
ET502	ACCESS CONTROL SYSTEM (ACS) DETAILS
ET503	CCTV, IDS & ACS RISER DIAGRAMS
ET600	TELECOMMUNICATIONS RISER DIAGRAM NOTES
ET601	TELECOMMUNICATIONS RISER DIAGRAM
ET602	TELECOMMUNICATIONS RISER DIAGRAM
ET603	TELECOMMUNICATIONS RISER DIAGRAM
11	
POOL	
PL100	OVERALL AQUATIC PLAN
PL101	GENERAL DETAILS AND SCHEDULES
PL110	POOL A - WELLNESS POOL PLAN
PL111	POOL A - WELLNESS POOL DIMENSION PLAN
PL112	POOL A - WELLNESS POOL SECTIONS
PL113	POOL A - WELLNESS POOL DETAILS
PL200	STRUCTURAL NOTES, PLAN(S) AND SCHEDULE
PL210	STRUCTURAL GENERAL DETAILS
PL211	STRUCTURAL WALL DETAILS
PL301	PIPING DETAILS
PL400	MECHANICAL EQUIPMENT PLAN
PL401	MECHANICAL DETAILS
PL402	MECHANICAL DETAILS
PL403	MECHANICAL DETAILS
PL404	DEFENDER DETAILS
PL500	MECHANICAL SCHEMATIC
PL501	POOL A ELECTRICAL SCHEMATIC
17	

**Project Specifications Manual dated 12/20/21 as may be amended via addenda during the bidding process.**

## **DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS**

SECTION 000107 - SEALS PAGE

## **DIVISION 01 - GENERAL REQUIREMENTS**

SECTION 011000 - SUMMARY  
SECTION 012300 - ALTERNATES  
SECTION 012500 - SUBSTITUTION PROCEDURES  
SECTION 012600 - CONTRACT MODIFICATION PROCEDURES  
SECTION 012900 - PAYMENT PROCEDURES  
SECTION 013200 - CONSTRUCTION PROGRESS DOCUMENTATION  
SECTION 014339 - MOCKUPS

## **DIVISION 02 - EXISTING CONDITIONS**

SECTION 024119 - SELECTIVE DEMOLITION

## **DIVISION 03 - CONCRETE**

SECTION 033000 - CAST-IN-PLACE CONCRETE  
SECTION 033511 - CONCRETE FLOOR FINISHES  
SECTION 033543 - POLISHED CONCRETE FINISHING

## **DIVISION 04 - MASONRY**

SECTION 042000 - UNIT MASONRY  
SECTION 042200 - CONCRETE UNIT MASONRY  
SECTION 047300 - MANUFACTURED STONE VANNER

## **DIVISION 05 - METALS**

SECTION 054000 - COLD-FORMED METAL FRAMING  
SECTION 054300 - SLOTTED CHANNEL FRAMING  
SECTION 055000 - METAL FABRICATIONS  
SECTION 055213 - PIPE AND TUBE RAILINGS

## **DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES**

SECTION 061000 - ROUGH CARPENTRY  
SECTION 061600 - SHEATHING  
SECTION 062000 - FINISH CARPENTRY  
SECTION 062023 - INTERIOR FINISH CARPENTRY  
SECTION 064100 - ARCHITECTURAL WOOD CASEWORK



SECTION 064116 - PLASTIC-LAMINATE-CLAD ARCHITECTURAL  
CABINETS  
SECTION 066310 - PLASTIC FABRICATED BENCHES  
SECTION 068316 - FIBER GLASS REINFORCED PLASTIC (FRP) PANELS

## DIVISION 07 - THERMAL AND MOISTURE PROTECTION

SECTION 071326 - SELF-ADHERING SHEET WATERPROOFING  
SECTION 071354 - THERMOPLASTIC SHEET WATERPROOFING  
SECTION 072100 - THERMAL INSULATION  
SECTION 072119 - FOAMED-IN-PLACE INSULATION  
SECTION 072726 - FLUID-APPLIED MEMBRANE AIR BARRIERS  
SECTION 074293 - SOFFIT PANELS  
SECTION 074643 - COMPOSITE CLADDING  
SECTION 075419 - POLYVINYL-CHLORIDE (PVC) ROOFING  
SECTION 075423 - THERMOPLASTIC-POLYOLEFIN (TPO) ROOFING  
SECTION 076200 - SHEET METAL FLASHING AND TRIM  
SECTION 077100 - ROOF SPECIALTIES  
SECTION 077129 - MANUFACTURED ROOF EXPANSION JOINTS  
SECTION 077200 - ROOF ACCESSORIES  
SECTION 079200 - JOINT SEALANTS  
SECTION 079513.13 - INTERIOR EXPANSION JOINT COVER  
ASSEMBLIES  
SECTION 079513.16 - EXTERIOR EXPANSION JOINT COVER  
ASSEMBLIES

## DIVISION 08 - OPENINGS

SECTION 081113 - HOLLOW METAL DOORS AND FRAMES  
SECTION 081416 - FLUSH WOOD DOORS  
SECTION 083100 - ACCESS DOORS AND PANELS  
SECTION 083113 - ACCESS DOORS AND FRAMES  
SECTION 083315 - COILING WOOD COUNTER DOORS  
SECTION 084113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS  
SECTION 084413 - GLAZED ALUMINUM CURTAIN WALLS  
SECTION 086200 - UNIT SKYLIGHTS  
SECTION 087100 - DOOR HARDWARE  
SECTION 087113 - AUTOMATIC DOOR OPERATORS  
SECTION 088000 - GLAZING  
SECTION 088300 - MIRRORS  
SECTION 089119 - FIXED LOUVERS  
SECTION 089516 - WALL VENTS

## DIVISION 09 - FINISHES

SECTION 090561 - FLOORING PREPARATION  
SECTION 092116 - GYPSUM BOARD ASSEMBLIES  
SECTION 092400 - PORTLAND CEMENT PLASTER  
SECTION 092513.23 - INTERIOR ACRYLIC POLYMER COATING SYSTEM  
SECTION 093000 - TILING

SECTION 095100 - SUSPENDED ACOUSTICAL CEILINGS  
SECTION 096500 - RESILIENT FLOORING AND BASE  
SECTION 096566 - RESILIENT ATHLETIC FLOORING  
SECTION 097200 - WALL COVERINGS  
SECTION 098412 - ACOUSTICAL ACCESSORIES  
SECTION 099600 - HIGH-PERFORMANCE COATINGS

## DIVISION 10 - SPECIALTIES

SECTION 101400 - INTERIOR SIGNAGE  
SECTION 101416 - PLAQUES  
SECTION 102113.17 - PHENOLIC TOILET COMPARTMENTS  
SECTION 102239 - FOLDING PANEL PARTITIONS  
SECTION 102600 - WALL PROTECTION  
SECTION 102800 - TOILET, BATH, AND LAUNDRY ACCESSORIES  
SECTION 103100 - MANUFACTURED FIREPLACES  
SECTION 104400 - FIRE PROTECTION SPECIALTIES  
SECTION 104413 - FIRE PROTECTION CABINETS  
SECTION 104416 - FIRE EXTINGUISHERS  
SECTION 105129 - PHENOLIC LOCKERS  
SECTION 107313 - AWNINGS  
SECTION 107529 - PLAZA-MOUNTED FLAGPOLES

## DIVISION 11 - EQUIPMENT

SECTION 116143 - STAGE CURTAINS

## DIVISION 12 - FURNISHINGS

SECTION 121500 - ART HANGING AND DISPLAY SYSTEMS  
SECTION 122400 - WINDOW SHADES  
SECTION 123600 - COUNTERTOPS AND BENCH TOPS

## DIVISION 13 - SPECIAL CONSTRUCTION

SECTION 131113 - POOL GENERAL  
SECTION 131114 - POOL START-UP, MAINTENANCE & OPERATIONS  
TRAINING  
SECTION 131118 - POOL CONCRETE  
SECTION 131120 - POOL PIPE & PIPE FITTINGS  
SECTION 131123 - POOL PIPE SUPPORTS  
SECTION 131124 - POOL VALVES  
SECTION 131125 - POOL CENTRIFUGAL PUMPS  
SECTION 131126 - POOL PUMP VFD  
SECTION 131130 - POOL REGENERATIVE MEDIA FILTERS  
SECTION 131135 - POOL ULTRAVIOLET DISINFECTION EQUIPMENT  
SECTION 131137 - POOL CHEMICAL SYSTEMS & CONTROLS  
SECTION 131140 - POOL HEATING SYSTEMS  
SECTION 131145 - POOL RAIL GOODS

SECTION 131146 - POOL EQUIPMENT  
SECTION 131160 - POOL QUARTZ AGGREGATE FINISH  
SECTION 131161 - POOL CERAMIC TILE

## DIVISION 14 - CONVEYING EQUIPMENT

NOT APPLICABLE

## DIVISION 21 - FIRE SUPPRESSION

SECTION 211313 - WET-PIPE SPRINKLER SYSTEMS

## DIVISION 22 - PLUMBING

SECTION 220513 - COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT  
SECTION 220517 - SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING  
SECTION 220518 - ESCUTCHEONS FOR PLUMBING PIPING  
SECTION 220519 - METERS AND GAGES FOR PLUMBING PIPING  
SECTION 220523.12 - BALL VALVES FOR PLUMBING PIPING  
SECTION 220523.13 - BUTTERFLY VALVES FOR PLUMBING PIPING  
SECTION 220523.14 - CHECK VALVES FOR PLUMBING PIPING  
SECTION 220529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT  
SECTION 220553 - IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT  
SECTION 220719 - PLUMBING PIPING INSULATION  
SECTION 221113 - FACILITY WATER DISTRIBUTION PIPING  
SECTION 221116 - DOMESTIC WATER PIPING  
SECTION 221119 - DOMESTIC WATER PIPING SPECIALTIES  
SECTION 221123 - DOMESTIC WATER PUMPS  
SECTION 221123.13 - DOMESTIC-WATER PACKAGED BOOSTER PUMPS  
SECTION 221313 - FACILITY SANITARY SEWERS  
SECTION 221316 - SANITARY WASTE AND VENT PIPING  
SECTION 221319 - SANITARY WASTE PIPING SPECIALTIES  
SECTION 223300 - ELECTRIC, DOMESTIC-WATER HEATERS  
SECTION 223400 - FUEL-FIRED, DOMESTIC-WATER HEATERS  
SECTION 224213.13 - COMMERCIAL WATER CLOSETS  
SECTION 224213.16 - COMMERCIAL URINALS  
SECTION 224216.13 - COMMERCIAL LAVATORIES  
SECTION 224216.16 - COMMERCIAL SINKS  
SECTION 224223 - COMMERCIAL SHOWERS  
SECTION 224500 - EMERGENCY PLUMBING FIXTURES  
SECTION 224716 - PRESSURE WATER COOLERS

## DIVISION 23 - HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

SECTION 230513 - COMMON MOTOR REQUIREMENTS FOR HVAC

EQUIPMENT  
SECTION 230517 - SLEEVES AND SLEEVE SEALS FOR HVAC PIPING  
SECTION 230518 - ESCUTCHEONS FOR HVAC PIPING  
SECTION 230529 - HANGERS AND SUPPORTS FOR HVAC PIPING AND  
EQUIPMENT  
SECTION 230553 - IDENTIFICATION FOR HVAC PIPING AND  
EQUIPMENT  
SECTION 230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC  
SECTION 230713 - DUCT INSULATION  
SECTION 230719 - HVAC PIPING INSULATION  
SECTION 230923 - DIRECT DIGITAL CONTROL (DDC) SYSTEM FOR  
HVAC  
SECTION 230923.12 - CONTROL DAMPERS  
SECTION 231123 - FACILITY NATURAL-GAS PIPING  
SECTION 232113 - HYDRONIC PIPING  
SECTION 233113 - METAL DUCTS  
SECTION 233300 - AIR DUCT ACCESSORIES  
SECTION 233416 - CENTRIFUGAL HVAC FANS  
SECTION 233423 - HVAC POWER VENTILATORS  
SECTION 233533 - LISTED KITCHEN VENTILATION SYSTEM EXHAUST  
DUCTS  
SECTION 233600 - AIR TERMINAL UNITS  
SECTION 233713.13 - AIR DIFFUSERS  
SECTION 233713.23 - AIR REGISTERS AND GRILLES  
SECTION 233813 - COMMERCIAL-KITCHEN HOODS  
SECTION 238119 - PACKAGED OUTDOOR CENTRAL-STATION AIR  
HANDLING UNITS  
SECTION 238126 - SPLIT-SYSTEM AIR-CONDITIONERS  
SECTION 238239.16 - PROPELLER UNIT HEATERS  
SECTION 238416.13 - OUTDOOR, MECHANICAL DEHUMIDIFICATION  
UNITS

## DIVISION 26 - ELECTRICAL

SECTION 260519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND  
CABLES  
SECTION 260523 - CONTROL-VOLTAGE ELECTRICAL POWER CABLES  
SECTION 260526 - GROUNDING AND BONDING FOR ELECTRICAL  
SYSTEMS  
SECTION 260529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS  
SECTION 260533 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS  
SECTION 260536 - CABLE TRAYS FOR ELECTRICAL SYSTEMS  
SECTION 260543 - UNDERGROUND DUCTS AND RACEWAYS FOR  
ELECTRICA  
SECTION 260544 - SLEEVES AND SLEEVE SEALS FOR ELECTRICAL  
RACEWAYS AND CABLING  
SECTION 260553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS

SECTION 260572 - OVERCURRENT PROTECTIVE DEVICE SHORT-CIRCUIT  
STUDY  
SECTION 260573 - OVERCURRENT PROTECTIVE DEVICE SHORT-CIRCUIT  
STUDY  
SECTION 260574 - OVERCURRENT PROTECTIVE DEVICE ARC-FLASH  
STUDY  
SECTION 260943 - NETWORK LIGHTING CONTROLS  
SECTION 262200 - LOW-VOLTAGE TRANSFORMERS  
SECTION 262413 - SWITCHBOARDS  
SECTION 262416 - PANELBOARDS  
SECTION 262726 - WIRING DEVICES  
SECTION 262816 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS  
SECTION 262923 - VARIABLE-FREQUENCY MOTOR CONTROLLERS  
SECTION 264313 - SURGE PROTECTION FOR LOW-VOLTAGE ELECTRICAL  
POWER CIRCUITS  
SECTION 265119 - LED INTERIOR LIGHTING  
SECTION 265219 - EMERGENCY AND EXIT LIGHTING  
SECTION 265613 - LIGHTING POLES AND STANDARDS

## DIVISION 27 - COMMUNICATIONS

SECTION 270010 - SUPPLEMENTAL REQUIREMENTS FOR  
COMMUNICATIONS  
SECTION 270526 - GROUNDING AND BONDING FOR COMMUNICATIONS  
SECTION 270528 - PATHWAYS FOR COMMUNICATIONS SYSTEMS  
SECTION 270528.29 - HANGERS AND SUPPORTS FOR COMMUNICATIONS  
SYSTEMS  
SECTION 270536 - CABLE TRAYS FOR COMMUNICATIONS SYSTEMS  
SECTION 270544 - SLEEVES AND SLEEVE SEALS FOR COMMUNICATIONS  
PATHWAYS AND CABLING  
SECTION 270553 - IDENTIFICATION FOR COMMUNICATIONS SYSTEMS  
SECTION 271100 - COMMUNICATIONS EQUIPMENT ROOM FITTINGS  
SECTION 271116 - COMMUNICATIONS RACKS, FRAMES, AND  
ENCLOSURES  
SECTION 271323 - COMMUNICATIONS OPTICAL FIBER BACKBONE  
CABLING  
SECTION 271333 - COMMUNICATIONS COAXIAL BACKBONE CABLING  
SECTION 271513 - COMMUNICATIONS COPPER HORIZONTAL CABLING  
SECTION 271533 - COMMUNICATIONS COAXIAL HORIZONTAL CABLING

## DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

SECTION 283111 - ADDRESSABLE FIRE ALARM SYSTEMS

## DIVISION 31 - EARTHWORK

SECTION 311000 - SITE CLEARING  
SECTION 312000 - EARTH MOVING

## DIVISION 32 - EXTERIOR IMPROVEMENTS

SECTION 321216 - ASPHALT PAVING  
SECTION 321313 - CONCRETE PAVING  
SECTION 321373 - CONCRETE PAVING JOINT SEALANTS  
SECTION 321723 - PAVEMENT MARKINGS  
SECTION 321726 - TACTILE WARNING SURFACING  
SECTION 323113 - CHAIN LINK FENCES AND GATES  
SECTION 328400 - LANDSCAPE IRRIGATION  
SECTION 329100 - LANDSCAPE BOULDERS AND DECORATIVE STONE  
SECTION 329200 - LAWNS AND GRASSES  
SECTION 329300 - EXTERIOR PLANTS

### DIVISION 33 - UTILITIES

SECTION 334100 - STORM UTILITY DRAINAGE PIPING

**Other Reports to be included as part of the contract documents:**

- **Crossland Construction Bid Package #1, Dated 12/21/21**

NAME OF BIDDER:\_\_\_\_\_

By:\_\_\_\_\_

Subscribed and sworn to before me on this\_\_\_\_\_day of\_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_ My Commission Expires:\_\_\_\_\_

## **TRADE CONTRACT ATTACHMENT “E”**

### **INSURANCE MINIMUM REQUIREMENTS**

#### **EXHIBIT 9.2.2.1**

#### **Insurance Minimum Requirements**

**The Subcontractor shall purchase and maintain insurance of the following types of coverage and limits of liability.**

- 1. Commercial General Liability (CGL)** with limits of insurance not less than \$1,000,000 each occurrence, \$1,000,000 Personal and Advertising Injury, \$2,000,000 General Aggregate, \$2,000,000 Products/Completed Operations Aggregate.
  - a. If the CGL coverage contains a General Aggregate Limit, such General Aggregate shall apply separately to each project.
  - b. CGL coverage shall be written on ISO Occurrence for CG 00 01 04 13 or a substitute form providing equivalent coverage and shall cover liability arising from premises, operations, independent contractors, products-completed operations, and personal advertising injury.
  - c. General Contractor, Owner and all other parties required of the General Contractor, shall be included as Additional Insureds. The endorsement shall include that any person or organization that Subcontractor is required to add as an Additional Insured under the Subcontract Documents shall be included as an Additional Insured (CG 20 38 04 13 or its equivalent). Coverage must include both ONGOING Operations and COMPLETED Operations (CG 20 10 04 13 and CG 20 37 04 13 or equivalent as permitted by law). Vicarious forms of additional insured endorsements will not be accepted. It shall apply as Primary and non-contributing Insurance before any other insurance or self-insurance, including any deductible maintained by or provided to the Additional Insured.
  - d. Subcontractor shall maintain CGL coverage for itself and all Additional Insureds for the duration of the project and maintain Completed Operations coverage for itself and each Additional Insured for at least 2 years after the completion of the Work.
  - e. Provide Stop Gap Coverage, if applicable, for the following states: North Dakota, Ohio, Washington, West Virginia or Wyoming.
  - f. Coverage shall include:
    1. Contractual liability coverage sufficient to meet the requirements of the Subcontract Documents (including defense costs and attorneys' fees assumed under the contract, which shall be payable in addition to the limit of liability).
    2. No separation of insured exclusion.
    3. The following exclusions are absolutely prohibited and shall not be included in Subcontractor's policy if applicable to the work.
    4. No damage to Work performed by Subcontractor exclusion (CG 22 94 or similar).
    5. No exclusion for subsidence, which is specifically prohibited for any work involving excavation, soil stabilization, earth retention, concrete, structural steel, landscaping, waterproofing, fire protection, and plumbing.
    6. No "residential" exclusion that would void or restrict coverage due to the nature of the Work.
    7. No EFIS exclusion. If Subcontractor's scope of work involves the building's exterior finish, there shall be no EFIS exclusion on the CGL policy unless the Subcontractor maintains a Pollution Liability policy that provides coverage for the resultant damage of the EFIS work.

**2. Automobile Liability**

- a. Business Auto Liability with limits of at least \$1,000,000 combined single limit.
- b. Business Auto coverage must include coverage for liability arising out of all owned, leased, hired and non-owned automobiles.
- c. General Contractor, Owner and all other parties required of the General Contractor, shall be included as Primary and Non-Contributory Additional Insureds on the auto policy.
- d. If hauling of hazardous waste is part of the Scope, Automobile Liability Insurance with a \$1,000,000 combined single limit per occurrence for bodily injury and property damage applicable to all hazardous waste hauling vehicles, and include MCS 90 endorsement and the ISO Form CA 9948 (Pollution Liability Broadened Coverage for Business Automobile).

**3. Commercial Umbrella**

- a. Commercial Umbrella/Excess Liability Insurance for bodily injury and property damage liability must sit over Subcontractor's primary Employers' Liability, Commercial General Liability and Commercial Automobile Liability.
- b. Umbrella limits must be at least \$1,000,000.
- c. All coverages and terms required under the Commercial General Liability, Automobile Liability and Employers' Liability must be included on the Excess/Umbrella Liability policy.
- d. Higher limits may be required by Contractor or Owner on a project-by-project basis.
- e. Umbrella coverage for such Additional Insureds shall apply as primary before any other insurance or self-insurance, including any deductible, maintained by, or provided to, the Additional Insured other than CGL, Auto Liability and Employers' Liability coverages maintained by the Subcontractor.

**4. Workers' Compensation and Employers' Liability**

- a. Workers' Compensation Insurance and Employers' Liability Insurance (including occupational disease) to cover statutory benefits and limits under the Workers' Compensation laws of any applicable jurisdiction in which the scope is to be performed.
- b. Employers' Liability Insurance limits of at least \$500,000 each accident,
  - i. \$500,000 each employee, and \$500,000 disease policy limit.
- c. Where applicable, U.S. Longshore and Harbor Workers Compensation Act Endorsement shall be attached to the policy.
- d. Where applicable, the Maritime Coverage Endorsement shall be attached to the policy.
- e. Maintain monopolistic coverage, if applicable, for the following states: North Dakota, Ohio, Washington, West Virginia or Wyoming.

**5. Builder's Risk**

- a. Upon written request of the Subcontractor, the Contractor shall provide the Subcontractor with a copy of the Builder's Risk policy of insurance or any other property or equipment insurance in force for the Project and procured by the Owner or Contractor.
- b. If the Owner or Contractor has not purchased Builder's Risk Insurance satisfactory to the Subcontractor, the Subcontractor may procure such insurance as will protect the interests of the Subcontractor, its subcontractors and their subcontractors in the Subcontract Work.
- c. If not covered under the Builder's Risk policy of insurance or any other property or equipment insurance required by the Subcontract documents, the Subcontractor shall procure and maintain at the Subcontractor's own



- d. expense, property and equipment insurance for the Subcontract Work including portions of the Subcontract Work stored off the site or in transit, when such portions of the subcontract Work are to be included in an application for payment under Article 8.

**6. Installation Floater**

- a. If required by Contractor or not covered by the Builders Risk Insurance, Subcontractor shall obtain an Installation Floater to cover that portion of the Work to be constructed, installed, altered or repaired by Subcontractor. Contractor, Owner or other parties, as required by the Subcontract Documents, shall be listed as loss payees.

**7. Professional Liability**

- a. Subcontractor and all sub-subcontractors and Designers providing Professional Services shall provide and maintain Professional Liability Insurance coverage. The policy coverage shall be effective (retroactively, if applicable) from the date of commencement of all professional activities in connection with the scope.
- b. Professional Services always include, but are not limited to: design, architecture, engineering, testing, surveying or design/build services, temporary engineering, engineered excavations and shoring systems, post-tension supply, structured steel, specialized millwork that is performance specified, roofing or waterproofing systems, curtainwall, mechanical fire protection systems, electrical, and fire alarm systems.
- c. Both Subcontractor and listed sub-subcontractors shall have proof of Professional Liability Insurance coverage in the amount of \$1,000,000 per claim with a maximum deductible of \$25,000 to be paid by Subcontractor.
- d. The Subcontractor shall, upon request of Contractor, furnish a copy of its Professional Liability policy. The Professional Liability policies shall be continued in effect for the applicable statute of repose for the state where the project is located.

**8. Pollution Liability**

- a. This Section is applicable to Subcontractor, and any sub-subcontractor of any tier that is providing work related to environmental services, building enclosure systems, plumbing, heating, ventilation, air conditioning, drywall, insulation, building foundations or any work which includes Microbial Matter, Mold, Fungi or Bacteria and any work which will involve the use of hazardous materials. Subcontractor and all applicable sub-subcontractors must provide and maintain a separate Pollution Liability Insurance policy including coverage for, but not limited to, claims arising out of all hazardous material and hazardous waste remediation, storage, transportation, clean-up and disposal. Pollution Liability policies must include contractual liability coverage aligned with indemnification obligation of the Subcontract Documents.
- b. The policy limits shall be in the amount of \$1,000,000 with maximum deductible of \$25,000 to be paid by the Subcontractor.
- c. Pollution Liability Insurance policy shall name Contractor and all other parties as required under the Subcontract Documents as Additional Insureds.
- d. The Subcontractor and sub-subcontractors shall maintain Pollution Liability coverage for a minimum of 2 years after the completion of the Work, or such longer period as required by the Subcontract Documents. Should mold coverage be required and provided by a claims-made form, such coverage shall be maintained annually for 2 years following completion, or such longer period as required by the Subcontract Documents.

**9. Equipment Floater**

- a. Subcontractor shall maintain, at its sole cost and expense, insurance to protect its own equipment, tools and materials against risk of loss with sufficient limits to cover the value of all of the equipment, tools and materials Subcontractor may use in performance of the Subcontract Work.
- b. Subcontractor is solely responsible for any deductibles, self-insured retentions or uninsured losses for any reason arising out of Subcontractor's obligations in this Section. Coverage shall include equipment leased/borrowed/rented by Subcontractor.

**Waiver of Subrogation**

Subcontractor waives all rights against the Contractor, Owner and Architect and their agents, officers, directors and employees for recovery of damages to the extent these damages are covered by Commercial General Liability, Commercial Umbrella Liability, Business Auto Liability, Builder's risk, or Workers' Compensation and Employers' Liability insurance maintained per requirement stated above and to the fullest extent allowed by law.

**Number of Policies**

Commercial General Liability Insurance and other liability insurance may be arranged under a single policy for the full limits required or by a combination of underlying policies with the balance provided by an Excess or Umbrella Liability policy.

**Cancellation, Renewal and Modification**

The Subcontractor shall maintain in effect, all insurance coverage required under this Agreement at the Subcontractor's sole expense and with insurance companies acceptable to the Contractor. To the extent commercially available, the policies shall contain a provision that coverage will not be cancelled or not renewed until at least thirty (30) days prior written notice has been given to the Contractor. If not commercially available, Subcontractor shall be responsible for providing Contractor with notice.

**Continuation of Coverage**

Unless otherwise outlined herein, the Subcontractor shall continue to carry Completed Operations Liability Insurance for at least two (2) years after either ninety (90) days following Substantial completion of the Work, or final payment to the Contractor, whichever is earlier. The Subcontractor shall furnish the Contractor evidence of such insurance at final payment, and one year from final payment.

**Special Provisions**

All policies shall be written through companies duly entered and authorized to transact that class of insurance in the state in which the project is located. The Insurance Companies must have an A.M. Best rating of A- or better in the most recent Best's Key Rating Guide.

Approval, disapproval or failure to act by the Contractor regarding any insurance supplied by the Subcontractor shall not relieve the Subcontractor of full responsibility or liability for damages and accidents. Neither shall the bankruptcy, insolvency or denial of liability by the insurance company exonerate the Subcontractor from liability.

Contractor shall make no special payments for any insurance that the Subcontractor may be required to carry; all are included in the contract price and in the contract unit prices.

The Subcontractor shall require all sub-subcontractors to procure and maintain all insurance as set forth in this contract.

**Requirements in the Prime Contract and other Contract Documents are also the responsibility of the Subcontractor and in addition to these requirements. It is the responsibility of the Subcontractor to know what is required of Subcontractor.**

NAME OF BIDDER: \_\_\_\_\_

By: \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ My Commission Expires: \_\_\_\_\_

**Attachment “F”**

**FALSE INFORMATION AFFIDAVIT**

STATE OF \_\_\_\_\_ )

)

SS: COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_, of lawful age, being first duly sworn, on oath says that (s)he is the Agent authorized by the Firm/Company of \_\_\_\_\_ to submit the above Contract to the City of Norman, Oklahoma, and the Norman Municipal Authority.

This affidavit further states that neither the bidding company nor any other company, owned or previously owned by anyone who is in an ownership or managerial capacity with the bidding company has ever knowingly submitted false information to the City.

\_\_\_\_\_  
Contractor

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Commission Number: \_\_

## **ATTACHMENT "G" SCHEDULE**



